

CONSULTATION – DEPARTMENTS AND AGENCIES

Department or Agency	Comment	Staff Response
<ul style="list-style-type: none"> Hydro One; and, Ministry of Transportation. 	No comment.	Noted.
Cultural Heritage Planning, Heritage and Urban Design Section, Planning Division, Planning and Economic Development Department	<p>Archaeology:</p> <ul style="list-style-type: none"> A Stage 1 and 2 Archeological Assessment Report (P379-511-2022), prepared by Irvin Heritage Inc. dated September 3, 2022, was 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. <p>Built Heritage:</p> <ul style="list-style-type: none"> The subject property is located at 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. While staff are supportive of the proposed mitigation measures to retain and relocate the historic dwelling on site, and the relocation 	<p>Condition 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 of Citizenship and Multiculturalism.</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>

Department or Agency	Comment	Staff Response
Cultural Heritage Planning, Heritage and Urban Design Section, Planning Division, Planning and Economic Development Department (continued)	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 and detailed plans and financial securities for the renovation and restoration of the historic dwelling are also required.	
Natural Heritage Planning, Heritage and Urban Design Section, Planning Division, Planning and Economic Development Department	<p>A Core Area (Lake Ontario) has been identified adjacent to the subject property. Lake Ontario functions as an important migratory corridor. Any development or site alteration within or adjacent to Core Areas shall not negatively impact their natural features or their ecological functions. While a Conservation/Hazard Land (P5) Zone is not required, it is important that the design of the buildings consider Canadian Standards Association's Bird-Friendly Design Standard A4601.</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. A Verification of Tree Protection Letter is also required to confirm proper measures are in place.</p>	<p>The minimum 7.5 metre rear yard requirement of the Low Density Residential (R1) Zone is being maintained. The existing vegetation to the west is slated for future residential development and is subject to approved Draft Plan of Subdivision application 25T-201703.</p> <p>Condition Nos. 14 and 15 in Appendix D attached to Report PED25118 address tree protection and landscaping requirements.</p>

Department or Agency	Comment	Staff Response
<p>Natural Heritage Planning, Heritage and Urban Design Section, Planning Division, Planning and Economic Development Department (continued)</p>	<p>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. Staff acknowledge that off-site compensation plantings are also required. Natural Heritage Planning staff recommend a 3.0 metre setback in the zoning by-law to support vegetation protection and compensation planting.</p>	
<p>Development Engineering Section, Growth Management Division, Planning and Economic Development Department</p>	<p>The registration of the draft plan will not proceed until the Lakeside Drive extension to Jones Road is constructed and fully operational, including all servicing works by the adjacent developer under Draft Plan of Subdivision application 25T-201703. The Owner must contribute their share for the construction of Lakeside Drive from the west limit of Block 1 to its intersection with Jones Road and dedicate any required blocks or easements for servicing, utilities, or drainage per the City's guidelines. Additionally, all outstanding costs or best efforts assessed for the property, including the cost recovery for the existing storm sewer on Jones Road, must be settled.</p> <p>Grading considerations must also be addressed. The existing property line grades adjacent to 513 Jones Road must be maintained unless a signed consent from the private landowner is obtained for modifications. The preliminary grading plan suggests a significant grade increase near the existing carport,</p>	<p>Condition Nos. 1, 2, 4, and 5 in Appendix D attached to Report PED25118 address road dedication, construction, operability, and cost sharing related to the Lakeside Drive extension.</p> <p>Condition Nos. 6 to 10 of Appendix D attached to Report PED25118 address grading and servicing considerations.</p> <p>Condition No. 3 in Appendix D attached to Report PED25118 addresses the servicing and access constraints of Block 2, as well as the preparation of a</p>

Department or Agency	Comment	Staff Response
<p>Development Engineering Section, Growth Management Division, Planning and Economic Development Department (continued)</p>	<p>which requires confirmation. Furthermore, the maximum ponding depth at catch basin #1 must not exceed 0.3 metres, and revisions are needed where current designs surpass this limit. The proposed emergency overland flow route for Block 2 directs water to the future Cove Crescent extension, but existing grades indicate otherwise, requiring verification. Drainage for existing lots on the north side of Lakeside Drive must be maintained despite planned elevation changes, necessitating cross-sections at 10 metre intervals and possibly additional topographical surveys. Coordination with the adjacent developer to the west is required to allow rear lot drainage from Lots 2, 3, and Block 3 to the proposed future catch basin on adjacent lands. If interim measures are necessary, the applicant must implement them and obtain signed consent for any grading or drainage affecting adjacent properties.</p> <p>Block 3 is currently landlocked with no frontage on a municipal right-of-way and, therefore, cannot be serviced independently. To resolve this, Block 3 must be merged with adjacent Block 44 from draft plan 25T-201703. Additionally, within 45 days of advanced written notice from the City, the Owner must prepare a reference plan and transfer Blocks 1 and 2 to the City for the Lakeside Drive right-of-way construction, covering all associated costs.</p>	<p>reference plan and transfer of Block 1 to the City for the Lakeside Drive right-of-way construction, covering all associated costs.</p>

Department or Agency	Comment	Staff Response
Legislative Approvals / Staging of Development, Growth Management Division, Planning and Economic Development Department	<p>Block 1 is identified as a dedication in the Land Use Schedule, whereas Block 1 is identified as a Road Widening on the face of the Draft Plan, and therefore it should be confirmed what mechanism will be used for the City to acquire Block 1.</p> <p>Block 2 has no frontage on a public road (landlocked), and if the intent is to merge with Block 44 of Draft Plan of Subdivision application 25T-201703, the owner must maintain Block 2 in perpetuity or until the adjacent Draft Plan 25T-201703 is registered and the lands are comprehensively redeveloped or merged. A Deeming By-law may be required following registration since whole blocks within a plan of subdivision do not merge in title which deregistration cannot occur until a Plan of Subdivision has been registered for a minimum of eight years per the <i>Planning Act</i>. Further, it appears that Block 2 is proposed for future development, and the Land Use Schedule should be updated accordingly.</p> <p>Municipal addressing will be finalized after Draft Plan Approval, and prior to registration, the owner must work with city staff to finalize addressing.</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. Extensions may be considered if they are received two months before the lapsing date.</p>	<p>Condition No. 1 of Appendix D attached to Report PED25118 addresses dedication requirements for Block 1.</p> <p>Condition No. 3 of Appendix D attached to Report PED25118 has been included to address requirements for Block 2. Redline revisions to the Draft Plan of Subdivision in Appendix C attached to Report PED25118 clarify the Land Use for Block 2.</p> <p>Condition No. 11 of Appendix D attached to Report PED25118 has been included to address municipal addressing requirements.</p> <p>Note No. 1 of Appendix D attached to Report PED25118 has been included to demonstrate the timeframe for approval and registration of the Draft Plan of Subdivision.</p>

Department or Agency	Comment	Staff Response
<p>Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department</p>	<p>A Transportation Assessment must be submitted by a qualified Transportation Consultant and include all supporting analysis files and references. The study should follow the City's Transportation Assessment Guidelines and consider existing signal timings, background traffic estimates, and approved developments.</p> <p>All roadwork, design modifications, and infrastructure improvements related to the municipal road network will be at the applicant's sole expense. Any required modifications to pavement markings or signage must be completed by a qualified consultant and approved by the City. The owner/applicant must contact traffic operations to obtain existing signal timing plans and ensure compliance with Hamilton's engineering and design standards.</p> <p>The existing right-of-way on Lakeside Drive is approximately 6 metres, requiring an additional ± 14 metres of dedication as per the Council Approved Urban Official Plan. As a condition of Draft Plan of Subdivision approval, the applicant must provide right-of-way dedications to achieve an ultimate width of 20.117 metres on Lakeshore Drive and dedicate a 4.57 x 4.57 metre daylighting triangle at the intersection of Lakeshore Drive and Jones Road. Block 1 (Road Allowance) and Block 2 (Daylighting Triangle), as shown on the Draft Plan of Subdivision as shown in Appendix C attached to Report PED25118, must be dedicated to the City of Hamilton.</p>	<p>Condition No. 1 of Appendix D attached to Report PED25118 address the preparation of a reference plan and transfer of Blocks 1 and 2 to the City for the Lakeside Drive extension.</p> <p>Condition No. 12 of Appendix D attached Report PED25118 addresses the requirement that a Transportation Assessment be submitted and approved.</p> <p>Condition No. 13 of Appendix D attached Report PED25118 addresses sidewalk installation requirements.</p>

Department or Agency	Comment	Staff Response
<p>Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department (continued)</p>	<p>A survey conducted by an Ontario Land Surveyor will determine the final dimensions, and the applicant's surveyor must confirm requirements with Geomatics and Corridor Management.</p> <p>The owner/applicant is required to construct 1.5 metre wide municipal sidewalks along Lakeside Drive and Jones Road at the owners expense, which must be illustrated on the subdivision plan. Securities may be accepted instead of immediate sidewalk construction if additional connections are pending.</p>	
<p>Forestry and Horticulture Section, Environmental Services Division, Public Works Department</p>	<p>The Arborist Report and Tree Preservation Plan, prepared by GLN Farm and Forest dated May 5, 2023, are approved, with applicable fees. However, the Landscape Concept Plans, prepared by Path Landscape Architecture dated September 26, 2024, are not approved and require revisions.</p> <p>While Forestry supports the proposed planting locations in principle, the plans must clearly show all retained trees as per the Arborist Report and Tree Preservation Plan. Additionally, all proposed trees within the municipal road allowance on Jones Road and Lakeside Drive must be spaced 8-10 metres apart. The plans must also specify that all trees planted within the municipal road allowance will be selected and planted by the City of Hamilton's Forestry Section.</p>	<p>Noted. The Standard Form Subdivision Agreement (Clause 2.8) addresses the Landscape Plan and any requirement for street tree plantings.</p> <p>Condition No. 19 of Appendix D attached to Report PED25118 addresses payment of applicable fees.</p>
<p>Waste Management Division, Waste Management Public</p>	<p>Residential dwellings in this development are eligible for municipal waste collection and must comply with</p>	<p>Note No. 2 of Appendix D attached to Report</p>

Department or Agency	Comment	Staff Response
Works, Public Works Department	<p>the City of Hamilton Solid Waste Management By-law 20-221. Each dwelling must have a designated waste storage area of at least 2.5 square metres, separate from the living space, to accommodate recycling boxes, a green cart, garbage container, and yard waste bags. Additionally, a curbside set-out area of at least 2.5 square metres must be provided within the property line, ensuring waste containers are not placed on sidewalks. Waste collection for dwellings on public roads will occur at the curbside in front of each unit. Developers are responsible for waste removal until municipal services begin, and the site must be free of construction debris before service starts.</p> <p>As of April 1, 2025, the City of Hamilton will no longer provide recycling services due to Ontario's transition to a full producer responsibility framework under the Resource Recovery and Circular Economy Act, 2016. Developers must apply for waste collection services by contacting Waste Management Customer Service via email at wastemanagement@hamilton.ca or by calling 905-546-2489. Further details on waste collection requirements can be found in the City's Waste Requirements for Design of New Developments and Collection document.</p>	PED25118 has been included as the proposal is eligible for municipal collection.
Hamilton Conservation Authority	The subject property is located adjacent to Watercourse 5.1. However, the northwest corner lies approximately 40 metres from the shore wall on 8	Condition No. 20 in Appendix D attached to Report PED25118

Department or Agency	Comment	Staff Response
	<p>Lakeside Drive, and Hamilton Conservation Authority staff have confirmed there are no concerns regarding shoreline hazards. As the site is not impacted by flood or erosion risks associated with the Lake Ontario shoreline or Watercourse 5.1, the application aligns with the natural hazard policies of the Provincial Planning Statement, 2024.</p> <p>While portions of the site fall within Hamilton Conservation Authority's regulated area due to its proximity to Lake Ontario and Watercourse 5.1, Hamilton Conservation Authority has no objection to the proposed Zoning By-law Amendment or the Draft Plan of Subdivision.</p> <p>However, prior to any development or site alteration, the applicant must obtain a permit from Hamilton Conservation Authority under Ontario Regulation 41/24. Approval of this permit is a condition of subdivision approval.</p>	<p>addresses the owner's obligation to obtain approval of a permit from the Hamilton Conservation Authority.</p>
<p>Alectra</p> <p>Alectra (continued)</p>	<p>Alectra Utilities has reviewed the subdivision application and provided several technical requirements for development. For subdivisions, early contact with their Engineering Design Department is encouraged, ideally at least six months in advance due to long lead times for transformers. Developers must maintain minimum clearances from existing hydro infrastructure and are responsible for costs related to relocation, modifications, duct work, and transformer foundations. Easements may also be required.</p>	<p>Should the applications be approved, Alectra will be included in the review of the detailed design of the draft plan of subdivision application.</p>

Department or Agency	Comment	Staff Response
	Excavation near hydro infrastructure is restricted unless approved and supervised by Alectra. All work must comply with applicable codes and standards, and a utility locate must be arranged through Ontario One Call prior to construction. All associated costs for required utility work are to be borne by the owner.	
Bell Canada	Bell Canada has requested the appropriate easements be included to service the subject lands.	Condition No. 21 in Appendix D attached to Report PED25118 addresses Bell Canada's requirements.
Canada Post	Canada Post has requested that conditions be added to the draft Plan of Subdivision approval which are related to warning clauses being included in all purchase and sale agreements advising that home / business mail will be from a designated centralized mailbox. Until the ultimate locations of the centralized mailbox can be constructed, the owner agrees to work with Canada Post to find the location of the temporary centralized mailbox location until the curbs, boulevards and sidewalks are in place within the subdivision. Canada Post requires that any mail infrastructure required as a result of new construction is provided at the owner's expense.	Condition Nos. 22, 23 and 24 in Appendix D attached to Report PED25118 address Canada Post comments.
Enbridge Gas Inc.	As a condition of final approval, the owner/developer will provide to Enbridge Gas Inc. the necessary easements and/or agreements required by Enbridge	Condition No. 25 in Appendix D attached to Report PED25118

Department or Agency	Comment	Staff Response
	Gas Inc. for the provision of gas services for this project, in a form satisfactory to Enbridge Gas Inc.	addresses Enbridge comments.
Six Nations of the Grand River	With the site having archaeological potential, requests a minimum stage 1 archaeology assessment. Any archaeology that would proceed after the stage 1 assessment Six Nations requests archaeological monitor participation.	A Stage 1 and 2 Archeological Assessment, prepared by Irvin Heritage Inc. dated September 3, 2022, was circulated to Six Nations of the Grand River on March 10, 2025.