

CONSULTATION – DEPARTMENTS AND AGENCIES

Department/Agency	Comment	Staff Response
<p>Commercial Districts and Small Business Section, Economic Development Division, Planning and Economic Development Department.</p>	<p>No Comment.</p>	<p>Noted.</p>
<p>Development Engineering Section, Growth Management Division, Planning and Economic Development Department.</p>	<p>There is currently no sanitary or storm sewers fronting the property. There is a 200 mm watermain that fronts the subject lands along Highway No. 8.</p> <p>A downstream sanitary sewer capacity analysis including an updated sanitary sewer design sheet is required to be provided to confirm the potential impacts to the downstream receiving sanitary sewer system. The analysis shall demonstrate which portions of the sanitary system will require upgrades.</p>	<p>Holding Provisions have been included to ensure the lands will be adequately serviced with sanitary sewers and to require the proponents to enter into an external works agreement for the design and construction of any required improvements to the municipal infrastructure.</p>
<p>Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department</p>	<p>The submitted Traffic Impact Brief, prepared by Paradigm Transportation Solutions Ltd. dated August 2025, is approved. The proposed development can be supported by the surrounding transportation network.</p> <p>Transportation Planning would like to see the implementation of the dual left-turn lane along Highway No. 8 as part of future site plan requirements for the multiple driveway access proposal.</p>	<p>Infrastructure improvements, right-of-way dedications, driveway access and internal circulation requirements will be addressed through the Site Plan Control stage.</p>

Department/Agency	Comment	Staff Response
<p>Transit Strategic Planning, Transit Division, Public Works Department</p>	<p>Hamilton Street Railway currently operates one route within 400 metres of the site, with route 55 Stoney Creek Central serving stops at Glover at Highway No. 8, ±250 metres from the site.</p> <p>With HSR Next, Hamilton Street Railway plans to continue to service the site with Route 13 Lake, which will travel along with frontage of this property on Highway No. 8, with the nearest stop still at Glover at Highway No. 8 ±250 metres from the site.</p>	<p>Noted.</p>
<p>Waste Policy and Planning Section, Waste Management Division, Public Works Department</p>	<p>This development is considered Institutional and is ineligible for municipal waste collection as outlined in the City of Hamilton's Solid Waste Management By-law No. 20-221. This development's eligibility for Recycling collection through the provincial producer responsibility program is contingent on meeting the criteria set out in the Blue Box Regulation (O. Reg. 391/21).</p> <p>A private waste hauler must be arranged for the removal of waste materials.</p>	<p>Noted. Private waste collection design will be further reviewed at the Site Plan Control stage.</p>
<p>Legislative Approvals / Staging of Development Section, Growth Management Division, Planning and Economic Development Department</p>	<p>The Owner and Agent should be made aware that the municipal addressing for the proposed development will be determined after conditional Site Plan approval is granted.</p>	<p>Noted. Addressing will be determined following conditional Site Plan approval.</p>
<p>Public Health Services Section, Healthy Environments Division, Healthy & Safe Communities Department</p>	<p>Active Transportation</p> <ul style="list-style-type: none"> • Concern with locating a long-term care facility at this site lacking nearby infrastructure, transit, and services for residents. • No interior concept plans were provided to determine whether long-term bicycle parking is 	<p>The proposal is within an area that has existing and planned transit. The infrastructure such as parks and community centres will be developed in accordance with the Fruitland-Winona Secondary Plan.</p>

Department/Agency	Comment	Staff Response
<p>Public Health Services Section, Healthy Environments Division, Healthy & Safe Communities Department (continued)</p>	<p>appropriate.</p> <ul style="list-style-type: none"> Recommend a dedicated entrance for cyclists leading from the bicycle lane on Highway No. 8. <p>Access to Parks/Green Spaces</p> <ul style="list-style-type: none"> With no public park spaces within 500m walking distance, we recommend including outdoor amenity spaces onsite with neighbourhood park infrastructure that residents may access. 	<p>The determination of long-term and bicycle parking and cycling facilities will be reviewed at the Site Plan Control stage.</p> <p>The proponents are maintaining parkland designations for a neighbourhood park that will be within walking distance from the subject lands and a private amenity area is included with the proposed outdoor space.</p>
<p>Operations, Hamilton Fire Department, Healthy and Safe Communities Department</p>	<p>The electric vehicle parking spots should be positioned further from the building.</p>	<p>Noted. Electric vehicle parking locations will be reviewed at the Site Plan Control stage.</p>
<p>Hamilton Conservation Authority</p>	<p>The Provincial Planning Statement (2024) generally directs development to areas outside of hazardous lands.</p> <p>The subject property is regulated by HCA pursuant to the <i>Conservation Authorities Act</i> and Ontario Regulation 41/24 (Prohibited Activities, Exemptions, and Permits). The regulated area is associated with the flooding and erosion hazards associated with Watercourse 7.0, and the regulated wetland located on the property. Therefore, written permission will be required from the HCA prior to any site alteration, development, or watercourse alteration on the subject lands.</p> <p>Based on the above comments, HCA staff suggest additional work and assessment is required before the subject applications be considered for site plan approval.</p>	<p>HCA staff suggest additional work and assessment is required. Through the Site Plan Control stage, HCA permission will be required prior to any site alteration.</p>

Department/Agency	Comment	Staff Response
Alectra	For Residential/Commercial electrical service requirements, the Developer needs to contact Alectra. Relocation, modification, or removal of any existing hydro facility shall be at the owner's expense and that the developer is to acquire an easement, if required.	Noted. Alectra's requirements will be addressed at the Site Plan Control stage.
Enbridge	The site is currently serviced with gas. Prior to redevelopment, the existing gas service will need to be abandoned. When gas loads are known, Enbridge can conduct a capacity review on the available gas mains in the area.	Noted. Enbridge's requirements will be addressed at the Site Plan Control stage.

Government / First Nations	Comment	Response
Mississaugas of the Credit First Nation	<p>The Department of Consultation and Accommodation (DOCA) is the designated body authorized by the Mississaugas of the Credit First Nation (MCFN) to manage consultation matters on its behalf.</p> <p>From the proponent, we would like to request all project-related documents for review, particularly those relating to archaeology and the environment. DOCA's review will evaluate these reports in the context of the MCFN's Indigenous and Treaty Rights and will provide feedback regarding any questions, concerns, and/or interests identified by DOCA during the review. At its discretion, DOCA may request capacity funding from the proponent for our review of these materials.</p>	<p>Noted. These comments have been forwarded to the applicant for their reference.</p> <p>Staff note that all project related documents are circulated to external reviewers and agencies at the preliminary circulation stage</p>