

# Summary of Policy Review

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

## Provincial Planning Statement (2024)

Theme and Policy	Summary of Policy or Issue	Staff Response
<p><b>Planning for People and Homes</b></p> <p>Policies: 2.1.6. a), b), and, c)</p>	<p>Planning authorities should promote complete communities by accommodating a diverse mix of land uses, housing, transportation options, employment, and public services to meet long term needs; enhancing accessibility for people of all ages and abilities by addressing land use barriers; as well as improving social equity and quality of life for all, including equity deserving groups.</p>	<p>The proposed development including the additional uses provides an opportunity for diversification of the economic base and employment opportunities within the area. The addition of a tradesperson’s shop, commercial school, and art gallery provides the local and broader rural community with services that are not readily available within the surrounding area. The subject lands are designated to promote convenience commercial uses that support the surrounding community and achieve the objective of creating a complete community.</p> <p>The proposal is consistent with these policies.</p>

Theme and Policy	Summary of Policy or Issue	Staff Response
<p><b>Settlement Areas and Settlement Area Boundary Expansions</b></p> <p>Policies: 2.3.1.1, and 2.3.1.2</p>	<p>Settlement areas shall be the primary focus of growth and development, with an emphasis on strategic growth areas, including major transit station areas.</p> <p>Land use patterns should be based on densities and a mix of land uses which efficiently use land and resources, optimize existing infrastructure and public services, support active transportation, and be transit supportive. The proposal must demonstrate that it encourages intensification and redevelopment to promote complete communities which provide diversification of housing options and prioritize the necessary infrastructure and local services to support growth.</p>	<p>The proposed development is within the Greenville Rural Settlement Area. The proposed development introduces additional commercial uses that will serve the surrounding residential and agricultural community. The proposed site layout is organized in such a way as to make the subject property freight supportive. The property contains three accesses, two of which are located on Moxley Road and one of which is located on Brock Road. Furthermore, the access along Moxley Street provides a direct route for large storage vehicles to enter the rear loading areas of the proposed commercial plaza, reducing the interaction between commercial and residential vehicles.</p> <p>The proposal includes private water and wastewater services as well as a storm water management facility. The proposal is an efficient use of the subject lands as it converts an undersized agricultural parcel to a</p>

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		<p>commercial development that can support the Greenville Rural Settlement Area.</p> <p>The proposal is consistent with these policies.</p>
<p><b>Rural Areas</b></p> <p>Policies: 2.5.1 a), d), e), g), 2.5.2, and, 2.5.3</p>	<p>Rural Areas should be supported by building on the rural character and utilizing rural amenities; using rural infrastructure efficiently, promoting diversification of economic base and employment opportunities, and conserving biodiversity.</p> <p>Rural settlement areas shall be the focus of growth and development. When directing development in rural settlement areas, consideration shall be given to locally appropriate rural characteristics, scale of development and provision of appropriate service levels.</p>	<p>The proposed commercial development utilizes the existing rural amenities and assets and introduces a diversification of the economic base and employment opportunities through permissions for additional commercial uses, that will support the surrounding rural area.</p> <p>However, the proposal has not adequately demonstrated that it can be appropriately serviced and that it will not negatively impact the servicing for the surrounding area. The proposal has not demonstrated that the existing vegetation on the subject lands will not be impacted. To address this, staff have requested Holding 'H' Provisions related to the provision of an updated transportation assessment, an updated hydrogeological assessment, an updated stormwater</p>

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		<p>management design, a chloride assessment and an updated tree protection plan.</p> <p>With the recommended Holding “H” Provisions, staff are satisfied that the proposed development is consistent with these policies.</p>
<p><b>Employment</b></p> <p>Policy: 2.8.1.1</p>	<p>Planning authorities shall promote economic development and competitiveness by, providing for an appropriate mix and range of employment, institutional and broader mixed uses to meet long-term needs, providing opportunities for a diversified economic base and addressing land use compatibility by providing an appropriate transition to sensitive land uses.</p>	<p>The subject lands are designated “Settlement Commercial” as per the Greenville Rural Settlement Area Plan and are planned to provide convenience commercial uses that actively service the existing residential and employment uses. The property to the east of the subject lands contains an extractive industrial use and the land to the west of the subject lands contains a residential subdivision. The uses proposed are compatible with the surrounding land uses and support the existing community.</p> <p>The proposal is consistent with this policy.</p>

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<p><b>General Policies for Infrastructure and Public Service Facilities</b></p> <p>Policy: 3.1.1</p>	<p>Infrastructure and public service facilities shall be provided in an efficient manner while accommodating projected needs.</p>	<p>The proposal requires the development of a private water and private sewage system and a stormwater management facility to address the excessive storm runoff due to the increased hard surface that is a result of the proposal.</p> <p>For the proposal to be consistent with the policies, staff have requested Holding ‘H’ Provisions to require an updated stormwater management brief, a hydrogeological assessment, and a chloride impact assessment.</p> <p>With the recommended Holding “H” Provisions, staff are satisfied that the proposed development is consistent with this policy.</p>

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<p><b>Land Use Compatibility</b></p> <p>Policy: 3.5</p>	<p>Major facilities and sensitive land uses shall be planned and developed to avoid or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, and minimize risk to public health and safety. Where avoidance is not possible, planning authorities shall protect the long term viability of existing or planned industrial, manufacturing or other major facilities that are vulnerable.</p>	<p>The original proposal introduced uses such as agricultural storage facilities, manufacturing uses, and day care facilities that are not compatible with the surrounding lands as they would be impacted by the abutting extractive industrial use to the east and would impact the abutting residential uses to the west. Staff worked with the applicant to refine the additional permitted uses to be consistent with this policy. The proposed development now consists of uses that are compatible with the existing land uses.</p> <p>The proposal is consistent with this policy.</p>
<p><b>Sewage, Water and Stormwater</b></p> <p>Policies: 3.6.1, 3.6.4, and, 3.6.8</p>	<p>Planning for sewage and water services shall accommodate forecasted growth in a timely manner; ensure that these services are provided in a manner that can be sustained by the water resources upon which such services rely on and protects</p>	<p>The subject lands are intended to be serviced by private water and sewage services. Development Engineering staff have reviewed the proposal and have indicated that the proposed uses within the subject lands may require an Environmental Compliance Approval from the Ministry of</p>

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	<p>human health and safety and the natural environment, including the quality and quantity of water.</p> <p>Where municipal services and private communal services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts.</p>	<p>Environment, Conservation and Parks and further revision to the Servicing Plan are required to address incomplete information.</p> <p>For the proposal to be consistent with these policies, staff have requested Holding ‘H’ Provisions to address the stormwater management design, a hydrogeological assessment, clarification on the location of the onsite private services, and a chloride impact assessment.</p> <p>With the recommended Holding “H” Provisions, staff are satisfied that the proposed development is consistent with these policies.</p>
<p><b>Water</b></p> <p>Policy: 4.2.1</p>	<p>Planning authorities shall protect, improve or restore the quality and quantity of water by using the watershed as the ecologically meaningful scale for integrated and long</p>	<p>471 Moxley Road is a property that was included within the study area of the Mid-Spencer Creek/Greenville Sub-watershed Study. The objective of this study is to provide a basis for the</p>

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	<p>term planning; minimizing potential negative impacts; implementing necessary restriction of development and site alteration to protect all municipal drinking water supplies and designated vulnerable areas and protect, improve or restore vulnerable surface and ground water, and their hydrologic functions.</p>	<p>protection, maintenance and enhancement of surface water and groundwater quantity and quality.</p> <p>For the proposal to be consistent with these policies, staff have requested Holding ‘H’ Provisions that require an updated stormwater management design be submitted and approved, a hydrogeological assessment, clarification on the location of the onsite private services, and a chloride impact assessment.</p> <p>With the recommended Holding “H” Provisions, staff are satisfied that the proposed development is consistent with this policy.</p>
<p><b>Cultural Heritage and Archaeology</b></p> <p>Policy: 4.6.2</p>	<p>Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential. Furthermore, Planning authorities shall not</p>	<p>Staff have reviewed the submitted Stage 1 and Stage 2 Archaeological Assessment for the subject property and are of the opinion that the municipal interest in the archaeology of this portion of the site that is proposed to be developed has been satisfied. Although the</p>

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	<p>permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.</p>	<p>subject lands are within the Greensville Cultural Heritage Landscape and adjacent to 525 Moxley Road, staff are of the opinion that the cultural heritage value of the landscape will be conserved.</p> <p>The proposal is consistent with this policy.</p>

## Greenbelt Plan (2017)

Theme and Policy	Summary of Policy or Issue	Staff Response
<p><b>Settlement Areas</b></p> <p>Policy: 3.4.1</p>	<p>Settlement areas within the Greenbelt support and provide significant economic, social and commercial functions to prime agriculture areas and rural lands. Land use patterns within settlement areas shall support the achievement of complete communities.</p>	<p>The Greensville Rural Settlement Area is identified as “Hamlets” within Schedule 1 - Greenbelt Area within the Greenbelt Plan and the subject lands are designated “Protected Countryside” as per the Greenbelt Plan.</p> <p>The proposed commercial development is a form of infill intensification within a hamlet. The proposed development will be serviced through individual onsite</p>

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	<p>Hamlets are substantially smaller than Towns/Villages and play a significantly lesser role in accommodating concentrations of residential, commercial, industrial, and institutional development. Further, they are typically serviced with individual onsite sewage and water services and thus are not locations which growth should be directed.</p>	<p>water and sewage services and will contain a stormwater management facility. Staff recommend that a Holding ‘H’ Provision be applied that requires the submission and approval of a stormwater management design consistent with the Mid-Spencer/Greenville Rural Settlement Area Subwatershed Study.</p> <p>With the recommended Holding “H” Provisions, staff are satisfied that the proposed development is consistent with this policy.</p>
<p><b>Hamlet Policies</b></p> <p>Policy: 3.4.4</p>	<p>For lands within Hamlets, in the Protected Countryside, the following policy shall apply:</p> <p>Hamlets are subject to the policies of the Growth Plan and continue to be governed by official plans and related programs or</p>	<p>As “Hamlets” are substantially smaller than towns and villages and depend on private servicing, growth within the settlement area should generally be limited to supporting the rural settlement area and surrounding rural area. Based on the submitted material, the proposed uses contain elements that would support the surrounding community.</p>

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	<p>initiatives and are not subject to the policies of this Plan, save for policies related to Agri-food Network, Water Resource Systems, External Connections, Parkland and General Settlement area policies.</p>	<p>The proposal is consistent with this policy.</p>
<p><b>General Infrastructure Policies</b>  Policy: 4.2.1.1.a)</p>	<p>All new infrastructure subject to and approved under the <i>Canadian Environmental Assessment Act</i>, the <i>Environmental Assessment Act</i>, the <i>Planning Act</i>, the <i>Aggregate Resources Act</i> or the <i>Telecommunications Act</i> or by the National or Ontario Energy Boards, is permitted provided it meets one of the following objectives:</p> <ul style="list-style-type: none"> <li>• The new infrastructure, supports agriculture, recreation and tourism, Towns/Villages and Hamlets, resource use or the rural economic activity that</li> </ul>	<p>The proposed development requires private water and sewage to support the proposed uses on the subject lands. Staff have requested Holding 'H' Provisions to address concerns related to the proposed private water and sewage systems pond and for updated studies to support the proposed systems and proposed stormwater management pond.</p> <p>Through the Mid-Spencer/Greenville Rural Settlement Area Subwatershed Study, staff have determined that development within the subject lands and surrounding areas may impact the existing groundwater quality and quantity which has the</p>

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	exists and is permitted within the greenbelt.	<p>potential to negatively impact the surrounding community. Through the Holding 'H' Provisions, staff will evaluate the proposed infrastructure solutions and identify mitigation measures to prevent further impacts to the existing watershed before development can occur on the subject lands.</p> <p>With the recommended Holding "H" Provisions, staff are satisfied that the proposed development is consistent with this policy.</p>

## Rural Hamilton Official Plan

Theme and Policy	Summary of Policy or Issue	Staff Response
<p><b>Archaeology Policies</b> Policy: B.3.4.4.5</p>	In areas of archaeological potential, an archaeological assessment shall be required demonstrating that there are no further archaeological concerns with the property.	Cultural Heritage staff have reviewed the Archaeological Assessment submitted as part of the complete application. Staff have concluded that the submitted Stage 1 and 2 archaeological report demonstrates that the municipal interest in the

		<p>archaeology of this portion of the site has been satisfied.</p> <p>The proposal complies with this policy.</p>
<p><b>Road and Railway Traffic Noise and Vibration</b></p> <p>Policy: B.3.6.3.9 a)</p>	<p>A noise feasibility study and detailed noise study, shall be required as determined by the City prior to or at the time of application submission, for development of residential or other noise sensitive land uses on lands that are within 400 metres of an arterial road, as identified on Schedule C – Rural Functional Road Classification.</p>	<p>J.E. Coulter Associates Limited has prepared a Noise and Vibration Impact Study titled “Preliminary Noise Impact Study Industrial/Commercial Site Buildings A-G Moxley Road City of Hamilton”, dated May 6, 2025.</p> <p>The study found that the predicted sound levels resulting from the proposed stationary sources (truck bays/loading doors, truck idling and manoeuvring, and HVAC equipment) onto nearby outdoor living areas of nearby residential properties would be between 35 - 42 dBA during the hours of operation between 7:00 am and 7:00 pm, where the Ministry of Environment, Conservation and Parks noise guidelines require that noise emissions be 50 dBA or less in outdoor living areas. The applicant has indicated that no loading,</p>

		<p>unloading, or shunting will take place during between 7:00 pm and 7:00 am and only HVAC systems would remain operational. The study found that at night the sound levels from the rooftop HVAC units are expected to be between 6 to 15 dBA, which is below provincial sound level limit of 45 dBA. Detailed noise studies will be required at the time of the Site Plan Control application when individual uses are likely to be identified, and specific mitigation measures can be required.</p> <p>The proposal complies with this policy.</p>
<p><b>Tree and Woodland Protection</b></p> <p>Policy: C.2.10.1</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, including significant woodlands, wooded areas,</p>	<p>In support of the subject application, a Tree Protection Plan was prepared by J.H. Cohoon Engineering Limited, dated January 16, 2026. The Tree Protection Plan has not been approved by staff, and it is required to be submitted again. The Tree Protection Plan does not accurately depict the trees existing on the subject property and the surrounding area. Staff require an updated Tree Protection Plan that accurately illustrates the trees situated on the subject property</p>

	<p>hedgerows, and tree cover within Urban and Rural Settlement Areas.</p>	<p>and how they will be protected through the development process. Staff have recommended a Holding 'H' Provision that requires the submission of an updated Tree Protection Plan to address staff comments.</p> <p>With the recommended Holding "H" Provisions, staff are satisfied that the proposed development is consistent with this policy.</p>
<p><b>Active Transportation Network</b> Policy: C.4.3.3</p>	<p>The City shall design pedestrian friendly streets where appropriate within large Rural Settlement Areas by:</p> <ul style="list-style-type: none"><li>a) making streetscapes visually appealing to make walking more inviting;</li><li>b) discouraging the placement of objects which will impede pedestrian movements;</li><li>c) reducing motor vehicle traffic in areas of high pedestrian activity by design or other means;</li></ul>	<p>The Greensville Rural Settlement Area is one of the larger settlement areas within the City of Hamilton. The subject lands have frontage along three roads (Highway No. 5 West, Moxley Road and Brock Road). The majority of the proposed built form will be oriented towards Brock Road, which abuts residential uses and Highway No. 5. There are three entrances planned for the proposed development, two of which are located on Moxley Road and one of which is located on Brock Road.</p>

	<p>d) establishing exclusive pedestrian links in areas of high pedestrian activity and vehicular traffic;</p> <p>e) providing adequate lighting;</p> <p>f) providing active transportation facilities; and,</p> <p>g) applying other means as specified in the policies of Section B.3.3 – Design, where applicable.</p>	<p>The proposed development creates a visually appealing streetscape through the addition of vegetation and landscaping along the edges of the subject lands. The concept plan locates the freight delivery entrances along Moxley Road, which abuts an existing resource extraction use. The orientation of the proposed development reduces the impact on pedestrian activity as loading and freight vehicles will be more inclined to utilize entrances suitable for their vehicles along Moxley Road. Regular vehicles can utilize the entrance located along Brock Road where the majority of the commercial unit frontages will be located.</p> <p>Revisions and updates to the driveway locations will be reviewed by staff during the future Site Plan Control application.</p> <p>The proposal complies with this policy.</p>
<p><b>Infrastructure</b></p>	<p>Prior to or at the time of application for a proposal that could impact existing private services or involves proposed private</p>	<p>Staff have reviewed the draft servicing plan, stormwater management plan, and hydrogeological assessment submitted with the applications and</p>

<p>Policies: C.5.1.1 a), and e)</p>	<p>services, development proponents shall submit complete information regarding existing or proposed private water and wastewater services. This information shall be complete to the satisfaction of the City. Where sufficient information is not available to enable a full assessment of on-site and off-site water supply and/or sewage disposal impacts or if the proponent does not agree with the City's calculations, the proponent shall be required to submit a hydrogeological study report completed in accordance with Section F.3.2.5 – Hydrogeological Studies of this Plan and Hydrogeological Study Guidelines as may be approved or amended from time to time. (OPA 23)</p> <p>The private water supply and sewage disposal systems shall be capable of</p>	<p>require updates to the studies. According to the Mid-Spencer/Greenville Rural Settlement Area Subwatershed Study, a dry pond is to be included within the stormwater management strategy for the subject lands. The submitted Hydrogeological Assessment provides preliminary information, and a more detailed analysis is required as the proposed design for the subject lands is developed.</p> <p>Staff recommends that Holding 'H' Provisions be applied to the subject lands to ensure that the owner submits and receives approval of an updated stormwater management design, updated servicing plan, a hydrogeological assessment, and a chloride impact assessment.</p> <p>With the recommended Holding "H" Provisions, staff are satisfied that the proposed development is consistent with these policies.</p>
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	<p>sustaining the proposed and existing uses within acceptable levels of on-site and off-site water quantity and quality impacts, including nitrate impact.</p>	
<p><b>Rural Settlement Areas</b></p> <p>Policy: D.5.0</p>	<p>The Rural Settlement Area designation on Schedule D – Rural Land Use Designations, designates those areas where a variety of land uses and developments have clustered together on a small scale outside the designated Urban Area. These areas are intended to be residential and service centres that serve the immediate community and the surrounding rural area. Nineteen Rural Settlement Areas have been identified and designated on Schedule D – Rural Land Use Designations. Lands designated Rural Settlement Area shall be subject to Rural Settlement Area general policies and Secondary Plan policies for each Rural</p>	<p>Staff are of the opinion that the proposed commercial uses comply with the policy, and the uses proposed aim to support the Greenville Rural Settlement Area as well as the surrounding rural and agricultural community. The proposed uses meet land use compatibility requirements regarding noise with the abutting extractive industrial, residential and agricultural uses.</p> <p>The proposal complies with this policy.</p>

	Settlement Area set out in Volume 2 of this Plan.	
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**General Settlement Area Plans, and Greenville Rural Settlement Area Plan**

<b>Theme and Policy</b>	<b>Summary of Policy or Issue</b>	<b>Staff Response</b>
<p><b>General Objectives</b></p> <p>Policies: A.1.1.1, A.1.2.3, A.1.2.4.a), and A.1.2.7</p>	<p>Rural non-farm development serving the rural area should be directed to the Rural Settlement Areas to reduce impact on rural resources, agriculture and natural heritage features.</p> <p>Predominant use of land in Rural Settlement Areas shall be single detached residential development. Small scale commercial uses that serve the rural community may also be permitted.</p>	<p>The proposed development will introduce additional commercial uses in the form of a tradesperson’s shop, commercial school, and art gallery to the Greenville Rural Settlement Area. The additional permitted uses are convenience commercial uses and professional services that will support the settlement area as well as the broader rural and agriculture community. The proposed development requires a private water, sewage and stormwater solution to address servicing constraints occurring within Greenville. Updated servicing studies will need to be provided to address concerns related to the private water and sewage services proposed on site. Staff recommend that</p>

	<p>All development shall be required to obtain approval from the City for servicing, and development shall be serviced in accordance with Section C.5.1 of this plan. Where the policies of Greenville Rural Settlement Area Plan conflicts, the policies of the Rural Settlement Area Plan shall prevail.</p>	<p>additional updates to the servicing be provided through a Holding 'H' Provision which will prevent development from occurring on the subject lands prior to the submission of the necessary materials.</p> <p>With the recommended Holding "H" Provisions, staff are satisfied that the proposed development is consistent with these policies.</p>
<p><b>Settlement Commercial</b></p> <p>Policy: A.1.4.1</p>	<p>On lands designated "Settlement Commercial", small scale commercial, professional or personal service uses primarily related to the needs of the residents in the Rural Settlement Area and <b>the</b> surrounding Rural Area shall be permitted subject to:</p> <p>Commercial uses are of a size and nature that serves the needs primarily of the local.</p>	<p>The subject lands are designated "Settlement Commercial" as per Map 8a – Greenville Rural Settlement Area Plan. The proposal is to convert the existing agricultural property to a commercial plaza containing a variety of commercial uses meant to support the surrounding community. The uses range from clinics meant for human and livestock health, as well as retail, office and commercial business uses.</p> <p>The proposal complies with this policy.</p>

<p><b>Greenville Settlement Commercial</b></p> <p>Policies: A.3.5.6.1, A.3.5.6.2, and A.3.5.6.3.5.6.3</p>	<p>Settlement Commercial uses are those which are intended to service the Rural Settlement Area. Permitted uses include convenience commercial and professional and personal services related to the needs of the Rural Settlement Area residents and the nearby rural community.</p> <p>Automotive service stations may be permitted subject to an appropriate Zoning By-law which establishes adequate building setbacks, landscaping and buffering provisions to mitigate negative impacts on the residential community.</p> <p>It is recognized that other commercial uses exist but not specifically identified as Settlement Commercial, that do not serve the Rural Settlement Area but contribute to the character of the area. Such uses shall</p>	<p>The subject lands are designated “Settlement Commercial” as per Map 8a – Greenville Rural Settlement Area Plan. The proposed uses fall within the convenience commercial and professional service parameters indicated as per the Settlement Commercial Policies. The proposal also includes motor vehicle service stations in accordance with the setbacks required by the Settlement Commercial (S2) Zone.</p> <p>The applicant has included additional commercial uses such as art gallery, tradesperson’s shop, and commercial school. The added uses will enhance the character of the area and will provide additional commercial opportunities that will serve the rural and local community.</p> <p>The proposal complies with these policies.</p>
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	<p>be permitted to continue. Any expansion or change in use shall be permitted only by Zoning By-law Amendment.</p>	
<p><b>Greenville Servicing</b></p> <p>Policies: A.3.13.2, A.3.13.3, and A.3.5.13.5</p>	<p>Development in the Rural Settlement Area may occur on the basis of private water supply or a communal water system approved by the City and development shall take place on private sewage disposal systems.</p> <p>It should be determined that an adequate supply of potable water is available to service the proposed development and that there will no unacceptable adverse effect on the quality and quantity of ground and surface waters as a result of the proposed development.</p>	<p>The subject lands are intended to be serviced by private water and sewage services. Development Engineering staff have reviewed the proposal and have concerns with the proposed private water and sewage solutions. The submission does not adequately demonstrate that it can be appropriately serviced and does not negatively impact the servicing for the surrounding area.</p> <p>Staff recommends that Holding 'H' Provisions be applied to the subject lands to ensure that the owner submits and receives approval of an updated stormwater management design, updated servicing plan, a hydrogeological assessment, and a chloride impact assessment. With the recommended Holding</p>

		"H" Provisions, staff are satisfied that the proposed development is consistent with these policies.
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