SUBJECT: Applications for Amendments to the Flamborough Official Plan and Zoning By-law No. 90-145-Z and By-law 05-200 for Lands Located at 392 Dundas Street East (Flamborough) (PED09088) (Ward 15)

RECOMMENDATION:

(a) That approval be given to amended Official Plan Amendment Application OPA-07-017, by Waterdown Bay Limited, Owner, to amend Schedule ‘A’, Land Use Plan - Waterdown Urban Area from “Urban Residential” to “Urban Institutional”, in order to permit an Elementary School, on lands located at 392 Dundas Street East (Flamborough), as shown on Appendix “A” to Report PED09088, on the following basis:

(i) That the Draft Official Plan Amendment, attached as Appendix “B” to Report PED09088, be adopted by Council.

(ii) That the proposed Official Plan Amendment is consistent with the Provincial Policy Statement and conforms to the Hamilton-Wentworth Official Plan.

(b) That approval be given to amended Zoning Application ZAR-07-067, by Waterdown Bay Ltd., Owner, for a change in zoning from the Agriculture “A” Zone in By-law No. 90-145-Z to the Modified Neighbourhood Institutional - Holding (H-I1-19) Zone in By-law 05-200, in order to permit the development of an Elementary School, on lands located at 392 Dundas Street East (Flamborough), as shown on Appendix “A” to Report PED09088, on the following basis:
(i) That the draft By-law, attached as Appendix “C” to Report PED09088, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council.

(ii) That the amending By-law apply the Holding provisions of Section 36(1) of the Planning Act, R.S.O., 1990, to the subject lands by introducing the Holding symbol (H) as a prefix to the proposed Zone. The Holding provision will prohibit the development of the subject lands until such time as:

   (1) An Archaeological Assessment for the subject property is completed and approved by the Director of Planning and the Minister of Culture confirming that all archaeological resource concerns have met licensing and resource conservation requirements;

   (2) A Permit by the Authority under Ontario Regulation 162/06 has been applied for and issued, by Conservation Halton; and,

   (3) The applicant has satisfied the Director of Water and Wastewater that there is available water storage to supply appropriate volume/flows and provide system security to accommodate the proposed facility on the subject lands.

City Council may remove the (H) symbol and, thereby, give effect to the Modified Neighbourhood Institutional - Holding (H-I1-19) Zone in By-law 05-200, by enactment of an amending By-law once the conditions are satisfied.

(iii) That the proposed changes in zoning are in conformity with the Hamilton-Wentworth Official Plan, and will be in conformity with the Town of Flamborough Official Plan upon approval of Official Plan Amendment No.

Tim McCabe
General Manager
Planning and Economic Development Department
EXECUTIVE SUMMARY:

The purpose of the applications is for an Official Plan Amendment and change in Zoning in order to permit the subject lands to be developed for an Elementary School. The exact location of the proposed school site is more thoroughly depicted on Appendix “D” to this report.

The proposal has merit and can be supported as the proposed Official Plan Amendment and change in zoning is consistent with the Provincial Policy Statement, and conforms to the Hamilton-Wentworth Official Plan. The proposal will address an identified shortfall of educational facilities within the Waterdown Urban Area and is compatible with the existing and proposed land uses in the surrounding area.

BACKGROUND:

Proposal

The purpose of the applications is for approval of an Official Plan Amendment and change in zoning to develop the subject lands for an Elementary School. The proposed Official Plan Amendment would redesignate 2.43 hectares of the subject lands from “Residential” to “Institutional” (see Appendix “B”).

The proposed Zoning By-law Amendment would rezone a portion of the subject lands from the Agricultural “A” Zone to the Modified Neighbourhood Institutional - Holding (H-I1-19) Zone (see Appendix “C”). The uses permitted in the Modified Neighbourhood Institutional - Holding (H-I1-19) Zone shall be a Day Nursery, Educational Establishment consisting only of an Elementary School, Museum, Place of Worship, Residential Care Facility, and Retirement Home.

Consent Applications FL/B-08:24, FL/B-08:25 and FL/B-08:26:

Consent Applications FL/B-08:24, FL/B-08:25 and FL/B-08:26 were approved by the Committee of Adjustment on May 8, 2008. The applications were to permit the conveyance of an irregular-shaped parcel of land having a frontage on Dundas Street East of 36 metres, and an area of 2.10 hectares for public road purposes (see Appendix “E”); permit the conveyance of an irregular-shaped parcel of vacant land having an area of 1.87 hectares for public park purposes (see Appendix “F”); permit the conveyance of an irregular-shaped parcel of vacant land having an area of 2.43 hectares for an Elementary School (see Appendix “G”), and to retain a vacant parcel of land having frontage of 1,683 metres and an area of 150.61 hectares for future residential purposes.

The applications were approved based on a number of conditions including receiving final approval for Official Plan and Zoning By-law Amendment applications, final configuration of the proposed blocks, that the applicant/owner provides suitable storm drainage outlet for the lands to be severed, and that the applicant/owner pays all the associated costs.
and enters into an appropriate agreement with the City of Hamilton for the development of the proposed blocks. The application was supported by staff as it served only to subdivide the lands to be developed from the lands to retained, and appropriate conditions were included to ensure storm drainage would be adequately addressed and the future development of South Waterdown was not negatively impacted.

The approval of the application by the Committee of Adjustment was appealed to the Ontario Municipal Board by the City of Burlington and Conservation Halton. No hearing has occurred or been scheduled on the consent applications.

**Applications ZAC-05-066 and 25T200513:**

Zoning By-law Amendment Application ZAC-05-066 and Draft Plan of Subdivision Application 25T200513 were appealed to the Ontario Municipal Board on December 2, 2006. The applications were dealt with during a three week hearing commencing July 7, 2008. The Ontario Municipal Board ruled in favour of the proposed applications in October 20, 2008. Appendix “H” is the Board approved draft plan of subdivision. The consent applications were not dealt with at this hearing as the 250 unit draft plan of subdivision was redesigned to exclude the park and school blocks, as these lands were within a separate drainage area, and further completion of the South Waterdown Subwatershed Study was required to address the concerns of Conservation Halton and the City of Burlington.

**Location:** 392 Dundas Street East, Flamborough

**Owner:** Waterdown Bay Ltd.

**Applicant:** Trinison Management Corp., c/o Mr. Michael Telawski

**Agent:** Webb Planning Consultants, c/o James Webb

**Property Description:**

- **Frontage:** 1,683m.
- **Depth:** 855m.
- **Lot Area:** 152.61ha.
EXISTING LAND USE AND ZONING:

<table>
<thead>
<tr>
<th>Subject Land:</th>
<th>Existing Land Use</th>
<th>Existing Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subject Land:</td>
<td>Vacant and Conservation Management</td>
<td>Agriculture “A” Zone, Conservation/Hazard Land “P5” Zone, Urban Residential (Single Detached) “R1-38”, and “R1-39” Zones, Medium Density Residential “R6-19”, “R6-20(H)” and “R6-21” Zones and Open Space and Park “P4”, “P4-13” and “P4-14” Zones</td>
</tr>
<tr>
<td>North</td>
<td>Single Detached Dwellings, Semi-Detached and Link Dwellings, and Commercial</td>
<td>Urban Residential (Single Detached) “R1” and “R1-1” Zones, Urban Residential (Semi-Detached and Link) “R4” Zone, Highway Commercial “HC-2”, “HC-9”, “HC-10” and “HC-12” Zones and Automotive Commercial “AC” Zone</td>
</tr>
<tr>
<td>West</td>
<td>Single Detached Dwellings</td>
<td>Urban Residential (Single Detached) “R1-4” Zone, Parkway Belt Open Space “O1-1” Zone and Conservation Management “CM” Zone</td>
</tr>
<tr>
<td>South</td>
<td>Vacant, Single Detached Dwelling and Niagara Escarpment</td>
<td>Parkway Belt Open Space “O1” Zone and Niagara Escarpment Plan (“Escarpm ent Protection Area”)</td>
</tr>
<tr>
<td>East</td>
<td>Vacant</td>
<td>Agriculture “A” Zone and Conservation Management “CM” Zone</td>
</tr>
</tbody>
</table>

ANALYSIS/RATIONALE:

1. The proposal has merit and can be supported for the following reasons:
   
   (i) It is consistent with the Provincial Policy Statement and Places To Grow Plan.

   (ii) It conforms to the Hamilton-Wentworth Official Plan.

   (iii) It provides for a permitted use that will meet the needs of a growing population and be within a planned community.
(iv) It will allow development compatible with the existing and planned uses in the surrounding area.

2. The approval of this application will allow the opportunity for the subject property to be developed with a Separate Elementary School. The Hamilton-Wentworth Catholic District School Board has advised that a school at this location will help address an identified need for school accommodations within the Waterdown Urban Area, as expanded by Official Plan Amendment No. 28.

3. The Official Plan of the former Town of Flamborough, as amended by Official Plan Amendment No. 28, provides policies to guide the development of the Waterdown Urban Expansion Area. The subject lands are within the expansion area and subject to a number of policies, which include resolution of the long term municipal waste water servicing solution for Waterdown, completion of a Sub-watershed Study in South Waterdown, and that an Environmental Assessment Transportation Study (Waterdown/Aldershot Transportation Environmental Assessment (WATEA) is to be undertaken. In review of the policies for development in the expanded Urban Area of Waterdown, staff is of the opinion that the proposal conforms to the policies as the municipal waste water solution has been resolved, the Sub-watershed Study has been advanced to a stage where the impacts of the development of the proposed school have been adequately addressed, and the WATEA has been proceeding expeditiously and preferred routes identified.

4. The subject lands are within the study area of the Waterdown South Secondary Plan. The Waterdown South Secondary Plan has not been completed/finalized at this time. However, a Waterdown South Draft Preferred Plan has been developed, and the proposal has been reviewed against the Draft Preferred Plan to ensure it is in agreement with the overall vision for the Waterdown South Area (see Appendix “I”). The general configuration and location of the Separate Elementary School site is consistent with the proposed designation in the Waterdown South Draft Preferred Plan. In addition, the location of the Elementary School site will not prejudice the location of the neighbourhood park identified in the Waterdown South Draft Preferred Plan.

5. As part of the Waterdown South Secondary Plan, a Sub-watershed Study is being completed for this area. As outlined in the Sub-watershed Study, there is an unevaluated wetland area that is in proximity to the school site. This wetland has been further reviewed by Conservation Halton and relevant City staff, and has been determined that the area in question is not significant and the unevaluated wetland identified in the Sub-watershed Study can be eliminated. As part of the development of the school site, the applicants will be required to obtain a Permit from Conservation Halton for the elimination of the wetland.
6. The subject lands are within the study area of the Waterdown/Aldershot Transportation Master Plan Environmental Assessment (WATMPEA). Phase 2 of the WATMPEA has been endorsed by the City of Hamilton, City of Burlington, and Region of Halton, and includes the identification and evaluation of the preferred routes. The preferred routes identified in Phase 2 do not impact the proposed location of the Elementary School. Phases 3 and 4 of the WATMPEA are currently underway.

7. The subject lands are proposed to be zoned to a Modified Neighbourhood Institutional (I1-19) Zone with a Holding Provision. The uses permitted in the Neighbourhood Institutional (I1-19) Zone include: Day Nursery, Educational Establishment consisting only of an Elementary School, Museum, Place of Worship, Residential Care Facility, and Retirement Home. This is consistent with the uses permitted in the “Institutional” designation of the Waterdown South Draft Preferred Policies.

The Hamilton-Wentworth Catholic District School Board has requested an increase in the maximum height permitted in the Neighbourhood Institutional (I1) Zone from 10.5 metres to 13.5 metres. The increase in height is to accommodate a new design template for allowing natural lighting into the space used for the gymnasium. Staff is of the opinion that the increase in height will not negatively impact the approved development to the north and, therefore, can be supported.

Due to the Hamilton-Wentworth Catholic District School Board’s timing to begin construction of the Elementary School, a provision has been incorporated into the Modified Neighbourhood Institutional (I1-19) Zone that does not require the Elementary School to have frontage on a street. The purpose of this is to allow the construction of the Elementary School to begin prior to Streets “A” and “B” (see Appendix “H”) being completed and assumed by the City of Hamilton.

There are three Holding (H) provisions applied to the proposed zoning (see Appendix “C”). The first Holding (H) provision has been applied as the subject property meets the Ministry of Culture’s criteria for determining archaeological potential. The Holding (H) provision will not be lifted until an archaeological assessment of the subject property has been completed and approved by the Director of Planning and the Ministry of Culture confirming that all archaeological resource concerns have met licensing and resource conservation management requirements.

The second Holding (H) provision has been applied to address the concerns of Conservation Halton and the proposed elimination of the minor wetland identified in the Sub-watershed study for South Waterdown. The Holding (H) provision will not be lifted until a Permit has been issued by Conservation Halton under
Ontario Regulation 162/06. The approval of the Permit will include conditions with respect to the requirements and timing for construction of the infiltration measures. The intent of this process is to ensure that the infiltration measures are being constructed and contributing to groundwater flow at the same time that the wetland is being removed.

The third Holding (H) provision has been applied to address the concerns of water supply to adequately accommodate the proposed Elementary School, as outlined by the City’s Water and Wastewater Division, Public Works Department. The site was not included in the water servicing cap that was established for Upcountry Estates and Waterdown Bay area, which limits the growth to 250 residential units south of Dundas Street until additional water storage is provided with the construction of a new elevated water tower in South Waterdown. Therefore, the Holding (H) provision will not be lifted until the applicant has adequately demonstrated that there is available water storage and sufficient volume/flows, and provide system security to accommodate the proposed Elementary School on the subject lands, to the satisfaction of the Director of Water and Wastewater.

8. Should the proposed amendments be approved, it should be noted that any development on the site will be subject to the formal Site Plan Control process that will address site design, stormwater management, servicing, landscaping, tree management, access, etc.

9. Staff notes that both the Niagara Escarpment Commission and City of Burlington provided comments in September 2008, indicating that the proposed development of an Elementary School site is premature on the basis that various technical studies, including the Waterdown South Secondary Plan, have not been completed or approved. In review of these applications, it is the opinion of staff that the Waterdown/Aldershot Transportation Master Plan Environmental Assessment has advanced to a stage where the preferred road alignments are not within the lands designated for the Elementary School, the Waterdown South Secondary Plan will not be impacted, prejudiced or compromised, and the Waterdown South Sub-watershed Study has advanced to a stage where it has been determined that the proposed Elementary School site will have minimal downstream impacts, and can be appropriately accommodated on site, which will further be addressed through the Site Plan Approval process. In addition, the Ontario Municipal Board, it is decision dated October 28, 2008, ruled that limited development can proceed in this geographical area.

10. The Official Plan and Zoning By-law Amendment applications applied for by the applicant were to originally allow for the redesignation and change in zoning for both the Elementary School block and Park block. Due to the concerns outlined by Open Space Development and Park Planning Section, Capital Planning and
Implementation Division - Public Works Department staff is of the opinion that the approval of the Park block, at this time, is untimely and can be adequately dealt with at a later date. Separate Official Plan and Zoning By-law Amendments will be brought forward to Committee once the issues of configuration to accommodate standard neighbourhood park outdoor amenities and a possible financial strategy between the developer and Corporate Finance have been finalized to permit the development of the Park prior to the City’s forecast for the future development of the Park block.

**ALTERNATIVES FOR CONSIDERATION:**

Should the proposed Official Plan Amendment and changes in zoning be denied, the subject lands will remain vacant and can continue to be used for agriculture purposes.

**FINANCIAL/STAFFING/LEGAL IMPLICATIONS:**

Financial - N/A.

Staffing - N/A.

Legal - As required by the Planning Act, Council shall hold at least one (1) Public Meeting to consider applications for an Official Plan Amendment and changes in zoning.

**POLICIES AFFECTING PROPOSAL:**

**Provincial Policy Statement**

The application is consistent with the Provincial Policy Statement, in that it will ensure that educational facilities will be available to meet current and projected needs, implementing Policy 1.6.1. It also provides for a healthy, liveable, and safe community by accommodating an appropriate range and mix of employment (including institutional) to meet long-term needs implementing Policies 1.1.1(b) and 1.3.1.

However, Policy 2.6.2 outlines that development and site alteration may be permitted on lands containing archaeological resources or areas of archaeological potential if significant archaeological resources have been conserved by removal and documentation, or preservation on site. Where significant archaeological resources must be preserved on site, only development and site alteration, which maintains the heritage integrity of the site, may be permitted. Therefore, Condition 1.b) will address this concern.
Conditions:

1. That the subject lands be placed under a “Holding” Provision, subject to the following condition:

   a) That the owner/applicant shall conduct an archaeological assessment of the entire development property and mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. No demolition, grading or soil disturbances shall take place on the subject property prior to the approval of the Director of Planning, and the Ministry of Culture confirming that all archaeological resource concerns have met licensing and resource conservation requirements.

Places to Grow - Growth Plan for the Greater Golden Horseshoe:

The proposed development is consistent with Places to Grow in that it contributes to growth in the built-up area of the community, and provides a diverse mix of land uses, implementing Policy 2.2.2.1. It also does not conflict with the Community Infrastructure policies of Section 3.2.6 in that the proposed Separate Elementary School will meet the needs of a growing population in Waterdown, and its location will be within a planned community where the services of the school can be provided efficiently and effectively to the surrounding neighbourhood.

Hamilton-Wentworth Official Plan:

The subject lands are designated “Urban Area - Rural Settlement Area (Waterdown)” in the Hamilton-Wentworth Official Plan. Policy C-3.1 outlines that a wide range of urban uses, defined through Area Municipal Official Plans and based on full municipal services, will be concentrated in the Urban Areas. In addition, Policy B-7.2 requires the Region to cooperate with the School Boards so that educational facilities and programs are established in a manner which is consistent with the mission of the educational organizations and meeting the needs of the people within the City of Hamilton.

Additionally, Policy B-9.2 states that the City shall consider the protection and preservation of regionally significant historical and cultural resources, including recognized archaeological sites, in the review of a proposal for development and redevelopment. Where possible, these attributes will be incorporated into the overall design in a manner which minimizes adverse impacts and encourages maintenance and protection. Therefore, as stated above, the subject lands will be placed in an ‘H’ Holding Provision, subject to completion of an archaeological assessment prior to the disturbance of any soil on the site.
As the nature of the application is for a change in zoning to permit the development of a Separate Elementary School site on the subject lands to serve the community of Waterdown, and where full municipal services are available, the proposal conforms with the policies of the Hamilton-Wentworth Official Plan.

Flamborough Official Plan:

The subject lands are designated “Urban Residential” on “Schedule A - Land Use Plan” in the Flamborough Official Plan. The proposal does not conform to the “Urban Residential” designation, and an Official Plan Amendment is required. The proposed Separate Elementary School is permitted within the “Urban Institutional” designation of the Flamborough Official Plan. The following policies of the Flamborough Official Plan apply to the subject lands:

“A.4.1 The uses permitted in the areas designated on Schedule ‘A’ as URBAN INSTITUTIONAL shall be: establishments of cultural, educational, health, welfare, religious or governmental activities and related uses…”

A.4.2 URBAN INSTITUTIONAL uses shall preferably be located on sites adjacent to other URBAN INSTITUTIONAL uses, open space areas or commercial uses to permit the sharing of parking, driveways and other facilities.

A.4.3 New URBAN INSTITUTIONAL uses shall be permitted only on the basis of an amendment to this Plan and the Zoning By-law. When considering proposals for new URBAN INSTITUTIONAL uses, Council shall be guided by the following criteria:

(i) sufficient off-street parking and loading will be required with particular consideration for their location on-site, appropriate buffering and landscape treatment in order to effectively screen the development from surrounding uses;

(ii) the proposed URBAN INSTITUTIONAL use is of a scale that will be compatible to, and blends with the character of established development in the surrounding area; and,

(iii) adequate provision has been made for access by the physically disabled and senior citizens.”

That subject lands are within the study area of the Waterdown South Secondary Plan. A Waterdown South Draft Preferred Plan has been developed, and the general configuration and location of the Separate Elementary School site is consistent with the proposed designation in the Waterdown South Draft Preferred Plan (see Appendix “I”).
Based on the foregoing, the proposed development is consistent with this designation in that the use proposed is permitted, the preferred concept for the Waterdown South Secondary Plan identifies a neighbourhood park adjacent to the proposed school site, and the proposal is subject to Site Plan Control to ensure the design strategies, outlined in Policy A.4.3, are incorporated into the overall development of the site.

In addition to the above-noted policies, the Town of Flamborough Official Plan was amended by Official Plan Amendment No. 28, which provides policies to guide the development of the Waterdown Urban Expansion Area. Specifically, Policy A.1.8 outlines criteria that need to be satisfied prior to development occurring in the Waterdown Urban Expansion Area. Generally, the criteria includes resolution of the long term municipal waste water servicing solution for Waterdown, and an Environmental Assessment Transportation Study (Waterdown/Aldershot Transportation Environmental Assessment (WATEA)) is to be undertaken.

Official Plan No. 28 provides for approval of a limited amount of development to proceed prior to fulfilment of Policy A.1.8. Policy A.1.11 states: “If it is determined by the Region and the Town that a housing shortfall in Waterdown is imminent, they may approve (subject to the requirements of the Planning Act) a limited amount of additional urban residential land in Waterdown for development prior to fulfilment of Subsection A.1.8 to address solely the immediate shortfall provided the following conditions are satisfied:

i) Sufficient sewage capacity is available for the development;

ii) The transportation impacts of the development have been evaluated and addressed;

iii) The Environmental Assessment for the Transportation Master Plan (Waterdown/Aldershot Transportation Environmental Assessment) is proceeding expeditiously, and has advanced to the stage where the alternatives have been identified, and the potential routes have been identified, and the potential routes have been identified for evaluation;

iv) The development will not impact, prejudice or compromise secondary planning processes, the Transportation Study process, or any of the alternatives or alternative routes under consideration in the Environmental Assessment process for the Transportation Master Plan (Waterdown/Aldershot Transportation Environmental Assessment), or the evaluation and selection of alternatives, or the implementation of the preferred alternatives; and,

v) The development does not prejudice or compromise the Environmental Assessment process and associated financing for the waste water treatment solution.”
SUBJECT: Applications for Amendments to the Flamborough Official Plan and Zoning By-law No. 90-145-Z and By-law 05-200 for Lands Located at 392 Dundas Street East (Flamborough) (PED09088) (Ward 15) - Page 13 of 16

In addition to Policy A.1.11, the area encompassing the school site is also subject to Policy A.1.12, which requires the completion of a sub-watershed study, to the satisfaction of the Town of Flamborough, City of Burlington, and Conservation Halton. Further, the policy provides that no development shall take place that requires stormwater drainage excavation or other work south of Mountain Brow Road.

The proposed development of an Elementary School on the subject lands conforms to the Policies A.1.11 and A.1.12, as there is an identified housing shortfall in Waterdown, the transportation impacts of the proposed development have been evaluated, the Environmental Assessment (EA) for the Waterdown/Aldershot Transportation Environmental Assessment is proceeding expeditiously and Phases 3 and 4 of the EA are currently underway, the proposed school site will not impact, prejudice or compromise the secondary planning process, the Sub-watershed Study has advanced to a stage where the development can proceed and the recommendations of the Sub-watershed Study can be dealt with through Site Plan Control, and the subject lands are not south of Mountain Brow Road. Therefore, it is staff’s opinion that the proposal meets the intent of Official Plan Amendment No. 28 and the “Urban Institutional” designation of the Flamborough Official Plan.

The inclusion of the subject lands within the “Urban Institutional” Designation, which is the basis of the proposed Official Plan Amendment, is considered consistent with the PPS and Place to Grow Plan, conforms to the Hamilton-Wentworth Official Plan, and it meets the intent of the goals and objectives of the Official Plan, and as such, can be supported. The proposed Zoning will conform once the Official Plan is amended.

**RELEVANT CONSULTATION:**

The following Departments and Agencies have no comments or objections:

- Environmental Planning Section, Capital Planning and Implementation Division, Public Works Department.

- Strategic Planning Section, Capital Planning and Implementation Division, Public Works Department.

- Forestry and Horticulture Section, Operation and Maintenance Division, Public Works Department.

- Hamilton Municipal Parking System Section, Parking and By-law Services Division, Planning and Economic Development Department.

- Traffic Engineering and Operations Section, Public Works Department.

- Culture and Recreation Division, Community Services Department.
SUBJECT: Applications for Amendments to the Flamborough Official Plan and Zoning By-law No. 90-145-Z and By-law 05-200 for Lands Located at 392 Dundas Street East (Flamborough) (PED09088) (Ward 15) - Page 14 of 16

- Hamilton-Wentworth District School Board.
- Hamilton Street Railway (HSR).
- Horizon Utilities.
- Hydro One Networks Inc.

**Water and Wastewater Section, Capital Planning and Implementation Division, Public Works Department** has advised that the lands in South Waterdown have a limit related to water supply, and that development in this area be restricted to 250 residential units, and that additional growth cannot occur until a second water tower is constructed in Waterdown South to provide the necessary storage to accommodate new development. As such, the construction of the proposed Elementary School falls outside the limit and, therefore, may require the additional storage planned for the Waterdown South area before proceeding.

It is their recommendation that no additional development beyond the 250 units be permitted until there has been additional analysis done to demonstrate the ability of the water system to supply the volume/flows to the proposed Elementary School or the elevated storage tower is constructed in South Waterdown.

**Open Space Development and Park Planning Section, Capital Planning and Implementation Division, Public Works Department** has advised that they have no objection to the approval of the proposed Official Plan Amendment and change in zoning for the proposed Separate Elementary School site. However, staff is of the opinion that the proposed amendments for the Open Space and Park block are premature at this time, and should be dealt with after there is an approved Secondary Plan for South Waterdown. The configuration of the proposed Park block is not consistent with the preferred Secondary Plan concept, and is not complementary to accommodating standard neighbourhood park outdoor amenities that include: a creative play area and soccer field. Parkland servicing requirements generated by the 87 single family residential units and 32 townhouse units east of Street “A” do not justify a new Park at this stage, and should be postponed until the next phase of residential construction. Including the Park as part of Phase 1A will trigger an over dedication of parkland. This Park block is forecast for development several years out, and if the Park were to be constructed by the developer, a financial strategy, under direction by Corporate Finance, will be required prior to formalizing the Subdivision Agreement.

**Conservation Halton** has advised that they would have no objection to the City approving the proposed Official Plan and Zoning By-law Amendment Applications subject to a Holding provision being placed on the property requiring the applicant to obtain a Permit from Conservation Halton by Authority under Ontario Regulation 162/06. The purpose of the Holding provision would be to ensure that any development of the
subject lands does not occur until Conservation staff is satisfied with the infiltration measures being proposed and the timing of their construction with respect to the elimination of the wetland.

The City of Burlington has advised that “the Council of the Corporation of the City of Burlington, at its regular meeting held on Thursday December 13, 2007, approved the following recommendation, being Item No. CD-206-07:

THAT the City of Hamilton be advised that the applications submitted by Waterdown Bay Ltd. to amend the Official Plan and Zoning By-law to allow an Elementary School and Park at 392 Dundas Street East, Waterdown, are premature and should not be dealt with until the Waterdown South Secondary Plan has been adopted and is in force, and all required planning and technical studies have been completed, to the satisfaction of the City, including but not limited to, the Master Environmental Transportation Study (Waterdown / Aldershot Transportation Environmental Assessment), and a Subwatershed Study, as required in Amendment No. 28 to the Town of Flamborough Official Plan and the Memorandum of Agreement, approved by the Ontario Lieutenant Governor in Council on June 19, 2002; and,

THAT the Clerk of the City of Hamilton be requested to provide notification to the City of Burlington of any matters going to the City of Hamilton Committee or Council regarding any matters whatsoever concerning or related to OPA 28 lands in Waterdown.”

The Niagara Escarpment Commission advised that the subject lands are designated “Escarpment Urban Area”, and are outside of Development Control. However, the NEC would consider any decision on these applications to be premature pending decisions on and final approvals to be given to, the South Waterdown Subwatershed Study, South Waterdown Secondary Plan, and the Waterdown Transportation Master Plan.

Public Consultation

In accordance with Council’s Public Participation Policy, if notice had been circulated for another Planning Act application, any consequential applications involving the same property do not require circulated notice. However, the subject application was submitted prior to the consent applications and, therefore, the application was precirculated to all property owners within 120 metres of the subject lands and a Public Notice sign was erected on the property. A total of 170 notices were circulated on October 30, 2007. To date, no formal responses have been received from the public with respect to the Official Plan and Zoning By-law Amendment Applications, or Consent Applications that were dealt with by the Committee of Adjustment on May 1, 2008. The only concerns raised at the Committee of Adjustment meeting were from the
City of Burlington and Conservation Halton, which have been further discussed in the Analysis/Rational section of this report.

Further, a Public Notice sign was posted on the property on November 1, 2007, and Notice of the Public Meeting has been given in accordance with the requirements of the Planning Act.

### CITY STRATEGIC COMMITMENT:

By evaluating the “Triple Bottom Line”, (community, environment, economic implications) we can make choices that create value across all three bottom lines, moving us closer to our vision for a sustainable community, and Provincial interests.

**Community Well-Being is enhanced.** ☑ Yes ☐ No
The establishment of a new Separate Elementary School in Waterdown will serve the existing and future population of Waterdown and move closer to addressing the existing shortfall of educational facilities in the urban area of Waterdown.

**Environmental Well-Being is enhanced.** ☑ Yes ☐ No
Ecological function and the natural heritage system are protected in that the lands subject to the proposed development do not encroach onto the natural areas of the Niagara Escarpment, and storm drainage will be suitably handled by the recommendations of Conservation Halton and the South Waterdown Subwatershed Study.

**Economic Well-Being is enhanced.** ☑ Yes ☐ No
Development of the proposed Separate Elementary School site in South Waterdown will use existing infrastructure, generate new jobs, and reduce the need for bussing of children within and outside of Waterdown.

**Does the option you are recommending create value across all three bottom lines?**
☑ Yes ☐ No

**Do the options you are recommending make Hamilton a City of choice for high performance public servants?**
☐ Yes ☑ No

:JT
Attachs. (9)
Site of the Application

Location Map

File Name/Number: ZAR-07-067 / OPA-07-017
Date: February 18, 2009

Appendix "A"

Scale: N.T.S.

Planner/Technician: JT / NH

Subject Property

392 Dundas Street East

Area of the Subject Property that is subject to Official Plan and Zoning By-law Amendment applications OPA-07-017 & ZAR-07-067 to permit a separate elementary school.
Draft Amendment No.
to the
Official Plan of the Former Town of Flamborough


Purpose:

The purpose of this Amendment is to amend the Flamborough Official Plan (OPA #28) by redesignating a portion of the subject lands from “Residential” to “Institutional” to permit an Elementary School site, consisting of approximately 2.43 hectares, in the former Town of Flamborough.

Location:

A portion of the lands located within the site, known municipally as 392 Dundas Street East, are affected by this Amendment in the former Town of Flamborough.

Basis:

The basis for permitting the proposal is as follows:

- The amendment is consistent with the Provincial Policy Statement.
- The proposal conforms to the former Region of Hamilton-Wentworth Official Plan, and is consistent with the intent of the Flamborough Official Plan.
- The proposal is compatible with the existing and planned development in the Waterdown South Planning Area.
- The amendment will ensure that adequate educational facilities are provided for the existing and future residents of the Waterdown Urban Area.
Appendix “B” to Report PED09088 (Page 2 of 4)

Actual Changes:

Schedule Changes:

1. That Schedule A, Waterdown Urban Area Land Use Plan, be revised by redesignating 2.43 hectares of land from “Residential” to “Institutional”, and to add the annotation of OPA No. __________, as shown on the attached Schedule “A” of this amendment.

2. That Schedule G, Waterdown Urban Area Staging of Development, be revised to add the annotation OPA No. __________ to the subject lands, as shown on the attached Schedule “C” of this amendment.

Implementation:

A Zoning By-law Amendment and Site Plan Agreement will give effect to this Amendment.

This is Schedule "1" to By-law No. __________, passed on the __________ day of __________, 2009.

The City of Hamilton

__________________________  __________________________
Fred Eisenberger           Kevin C. Christenson
Mayor                     Clerk
Appendix “C” to Report PED09088 (Page 1 of 4)

Authority: Item [redacted], Economic Development and Planning Committee
Report: 09- [redacted] (PED09088)
CM: [redacted]

Bill No. [redacted]

CITY OF HAMILTON

BY-LAW NO. [redacted]

To Amend Zoning By-law No. 05-200
Respecting Lands Located at 392 Dundas Street East (Flamborough)

WHEREAS the City of Hamilton has in force several Zoning By-laws which apply to the different areas incorporated into the City by virtue of the City of Hamilton Act, 1999, S.O. 1999, Chap. 14;

AND WHEREAS the City of Hamilton is the lawful successor to the former Municipalities identified in Section 1.7 of By-law 05-200;

AND WHEREAS it is desirable to enact a new Zoning By-law to comprehensively deal with zoning throughout the City;

AND WHEREAS the first stage of the new Zoning By-law, being By-law 05-200, came into force on May 25, 2005;

AND WHEREAS the Council of the City of Hamilton, in adopting Item [redacted] of Report 09-[redacted] of the Economic Development and Planning Committee at its meeting held on the [redacted] day of [redacted], 2009, recommended that Zoning By-law No. 05-200, be amended as hereinafter provided;

AND WHEREAS this By-law will be in conformity with the Official Plan of the City of Hamilton (the Official Plan of the Former Town of Flamborough), upon approval of Official Plan Amendment No. [redacted], proposed by the City of Hamilton, but not yet approved in accordance with the provisions of the Planning Act;

NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. That Schedule “A” of By-law 05-200 be amended to include additional zone boundaries to Map No. 447, as shown on Schedule “A” to this By-law.
2. That Schedule “C” of By-law 05-200 is amended by adding an additional exception as follows:

“19. Within the lands zoned Neighbourhood Institutional (I1) Zone, identified on Map 447 of Schedule “A” to By-law 05-200 and described as part of 392 Dundas Street East, the extent and boundaries of which are shown on a plan hereto annexed as Schedule “A” to this By-law, the following special provisions shall apply:

a) That notwithstanding Section 8.1.1 of By-law 05-200, only the following uses shall be permitted:
   - Day Nursery;
   - Educational Establishment consisting only of an Elementary School;
   - Museum;
   - Place of Worship;
   - Residential Care Facility; and,
   - Retirement Home.

b) That notwithstanding Section 8.1.3.3 (b) i) of By-law 05-200, the maximum Building Height for an Elementary School shall be 13.5 metres.

c) That notwithstanding Section 4.3 (a) of By-law 05-200, frontage on a street shall not be required for an Elementary School.

d) That for the purposes of this By-law, the north-westerly lot line abutting the future road allowance shall be deemed to be the front lot line.

3. That Schedule “D” of By-law 05-200 is amended by adding an additional Holding Provision as follows:

“1. That notwithstanding Section 8.1 of this By-law, on those lands zoned Neighbourhood Institutional (I1-19) Zone, on Schedule 447 of Schedule “A”, known as 392 Dundas Street East (Flamborough), no development shall be permitted until such time as:

(i) An Archaeological Assessment for the subject property is completed and approved by the Director of Planning and the Minister of Culture confirming that all archaeological resource concerns have met licensing and resource conservation requirements;

(ii) A Permit by the Authority under Ontario Regulation 162/06 has been applied for and issued, by Conservation Halton; and,
(iii) The applicant has satisfied the Director of Water and Wastewater that there is available water storage to supply appropriate volume/flows and provide system security to accommodate the proposed facility on the subject lands.

4. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law, in accordance with the Planning Act.

5. That this By-law No. 07-017 shall come into force and be deemed to come into force in accordance with Subsection 34(21) of the Planning Act, either upon the date of passage of this By-law or as otherwise provided by the said Subsection.

PASSED and ENACTED this [date] day of [date], 2009.

______________________________  ________________________________
Fred Eisenberger               Kevin C. Christenson
Mayor                          Clerk

OPA-07-017 and ZAR-07-067
This is Schedule "A" to By-Law No. 09-
Passed the .......... day of ................., 2009

Schedule "A"

Map Forming Part of By-Law No. 09-____
to Amend By-law No.05-200

Subject Property

- 392 Dundas Street East
- Lands to be zoned Neighbourhood Institutional -Holding: (H-11-19) Zone.
Appendix "D" to Report PED09088 (Page 1 of 1)

Lands to be Severed
School Block

Waterdown South
City of Hamilton
IN THE MATTER OF The Planning Act, R.S.O. 1990, Chapter P13, Section 53(1);

AND IN THE MATTER OF the Premises known as Municipal number 382 Dundas Street East, formerly in the Town of Flamborough, now in the City of Hamilton;

AND IN THE MATTER OF AN APPLICATION by the applicant Triniot Management Corp. (Michael Tetiawski) on behalf of the owner Waterdown Bay Ltd., for consent under Section 53(1) of The Planning Act, R.S.O. 1990, Chapter 13, so as to permit the conveyance of an irregular-shaped vacant parcel of land having a frontage on Dundas Street East of 30m, and an area of 2.10ha, for public road purposes, and to retain a vacant parcel of land having a frontage of 1,683m, and an area of 150.52ha, for future residential subdivision purposes.

THE DECISION OF THE COMMITTEE IS:

That the said application IS APPROVED for the following reasons:

1. The Committee, after considering all oral and written submissions, is of the opinion that approval of the application, prior to a secondary plan being approved, will not prejudice the proper and orderly development of the lands.

2. The application has been reviewed with respect to the Provincial Policy Statement (PPS) and the Committee is satisfied that the application is consistent with the policies that focus growth in settlement areas 1.1.3.f.

3. The Committee, having regard to the evidence, is satisfied that the conditions requested by the various agencies are sufficient to address the concerns of Conservation Halton and the City of Burlington.

Having regard to the matters under subsection 51(24) of the Planning Act, R.S.O. 1990, c.P. 13, the said application shall be subject to the following conditions.

1. The owner shall submit a deposited Ontario Land Surveyor’s Reference Plan to the Committee of Adjustment Office, unless exempted by the Land Registrar.

2. The final configuration and dimensions of the block for access/public road purposes shall be to the satisfaction of the Director of Planning, City of Hamilton.

3. That the applicant/owner dedicates the lands to be severed by deed to the City of Hamilton for the intended purpose of a future road, to the satisfaction of the Manager of Development Engineering (West).

4. That the applicant/owner ensures that the entire width of the north-south portion of the lands to be severed (Street “A”) is 36.0 metres and that the entire width of the east-west portion of the lands to be severed (Street “B”) is 26.0 metres, to the satisfaction of the Manager of Development Engineering (West).

5. That the applicant/owner ensures that the lands to be severed line centrelime to centrelime with Burke Street, to the satisfaction of the Manager of Development Engineering (West).

6. That the applicant/owner pay their proportionate share of the future urbanization of Dundas Street East based on the City’s “New Roads Servicing Rate” in effect at the time of payment adjacent to the lands to be severed and retained, to the satisfaction of the Manager of Development Engineering (West).
Appendix “E” to Report PED09088 (Page 2 of 3)

FL/B-08:24
Decision
Page 2

7. That the applicant/owner pay their proportionate share of the servicing costs on Dundas Street East adjacent to the lands to be severed and retained, to the satisfaction of the Manager of Development Engineering (West).

8. That the applicant/owner dedicates by deed a portion of the subject lands at the western limits adjacent to Dundas Street East approximately 12.93 metres in width for road widening purposes, to the satisfaction of the Manager of Development Engineering (West).

9. The applicant/owner shall pay the outstanding peer review fee of $730.00 to Conservation Halton.

DATED AT HAMILTON this 1st day of May, 2008.

M. Dudzic, Chairman

D. Drury

C. Lewis

D. Serwatuk

L.ances

V. Abraham

L. Gaddye

M. Switzer

THE DATE OF GIVING OF THIS NOTICE OF DECISION IS May 8th, 2008.
HEREIN NOTED CONDITIONS MUST BE MET WITHIN ONE (1) YEAR OF THE DATE OF THIS NOTICE OF DECISION (May 8th, 2009) OR THE APPLICATION SHALL BE DEEMED TO BE REFUSED (PLANNING ACT, SECTION 53(41)).

NOTE: THE LAST DATE ON WHICH AN APPEAL TO THE ONTARIO MUNICIPAL BOARD MAY BE FILED IS May 28th, 2009.

THIS DECISION IS NOT FINAL AND BINDING UNLESS OTHERWISE NOTED.

NOTE:

Staff advises the owner/applicant that the following conditions will be required under the associated Draft Plan of Subdivision, Official Plan Amendment and Re-zoning applications.

1. That the owner/applicant shall conduct an archaeological assessment of the entire development property and mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. No demolition, grading or soil disturbances shall take place on the subject property prior to the approval of the Director of Development Planning and the Ministry of Culture confirming that all archaeological resource concerns have met licensing and resource conservation requirements.
Land to be Severed
2.10 ha

Lands to be Severed
Road Block

Waterdown South
City of Hamilton

Scale 1:5,000
February 28, 2008
04665

SKRCH
FL/1B-08.24
APPLICATION FOR CONSENT | LAND SEVERANCE

APPLICATION NO. FL/B-08:25
SUBMISSION NO. B-25/08

IN THE MATTER OF The Planning Act, R.S.O. 1990, Chapter P13, Section 53(1);

AND IN THE MATTER OF the Premises known as Municipal number 392 Dundas Street East, formerly in the Town of Flamborough, now in the City of Hamilton;

AND IN THE MATTER OF AN APPLICATION by the applicant Trinison Management Corp. (Michael Telawski) on behalf of the owner Waterdown Bay Ltd., for consent under Section 53(1) of The Planning Act, R.S.O. 1990, Chapter 13, so as to permit the conveyance of an irregular-shaped vacant parcel of land having an area of 1.67ha. for public park purposes, and to retain a vacant parcel of land having a frontage of 1,683m, and an area of 150.61ha. for future residential subdivision purposes.

THE DECISION OF THE COMMITTEE IS:

That the said application IS APPROVED for the following reasons:

1. The Committee, after considering all oral and written submissions, is of the opinion that approval of the application, prior to a secondary plan being approved, will not prejudice the proper and orderly development of the lands.

2. The application has been reviewed with respect to the Provincial Policy Statement (PPS) and the Committee is satisfied that the application is consistent with the policies that focus growth in settlement areas 1.1.3.1.

3. The Committee, having regard to the evidence, is satisfied that the conditions requested by the various agencies are sufficient to address the concerns of Conservation Halton and the City of Burlington.

Having regard to the matters under subsection 51(24) of the Planning Act, R.S.O. 1990, c.P. 13, the said application shall be subject to the following conditions:

1. The owner shall submit a deposited Ontario Land Surveyor’s Reference Plan to the Committee of Adjustment Office, unless exempted by the Land Registrar.

2. The applicant/owner shall receive final approval for Official Plan Amendment Application OPA-07-017 for the lands to be severed to the satisfaction of the Director of Planning, City of Hamilton.

3. The applicant/owner shall receive final approval for Zoning By-law Amendment Application ZAC-07-067 for the lands to be severed to the satisfaction of the Director of Planning, City of Hamilton.

4. The final configuration and dimensions of the Public Park block shall be to the satisfaction of the Director of Planning, City of Hamilton.

5. That the applicant/owner dedicates the lands to be severed by deed to the City of Hamilton, to the satisfaction of the Manager of Development Engineering (West).

6. That the applicant/owner pays all the associated proportionate costs and enters into an appropriate agreement with the City of Hamilton for the development of the future park, to the satisfaction of the Manager of Development Engineering (West).

7. That the applicant/owner provides a suitable storm drainage outlet for the lands to be severed to the satisfaction of the Manager of Engineering Design and Construction.

8. That the applicant/owner receive final approval of Severance Application FL/B-08:24.
9. That the owner submit to the Committee of Adjustment Office an administration fee of $15.00, payable to the City of Hamilton, to cover the cost of setting up a new tax account for the newly created lot.

DATED AT HAMILTON this 1st day of May, 2008.

M. Dudzic, Chairman

C. Lewis

L. Tew

L. Gaddy

D. Drury

D. Senwatsuk

V. Abraham

M. Switzer

THE DATE OF GIVING OF THIS NOTICE OF DECISION IS May 8th, 2008.
HEREIN NOTED CONDITIONS MUST BE MET WITHIN ONE (1) YEAR OF THE DATE OF THIS NOTICE OF DECISION (May 8th, 2008) OR THE APPLICATION SHALL BE DEEMED TO BE REFUSED (PLANNING ACT, SECTION 53(41)).

NOTE: THE LAST DATE ON WHICH AN APPEAL TO THE ONTARIO MUNICIPAL BOARD MAY BE FILED IS May 28th, 2008.

THIS DECISION IS NOT FINAL AND BINDING UNLESS OTHERWISE NOTED.

NOTE:

Staff advises the owner/applicant that the following conditions will be required under the associated Draft Plan of Subdivision, Official Plan Amendment and Re-zoning applications.

1. That the owner/applicant shall conduct an archaeological assessment of the entire development property and mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. No demolition, grading or soil disturbances shall take place on the subject property prior to the approval of the Director of Development Planning and the Ministry of Culture confirming that all archaeological resource concerns have met licensing and resource conservation requirements.
IN THE MATTER OF The Planning Act, R.S.O. 1990, Chapter P13, Section 53(1);

AND IN THE MATTER OF the Premises known as Municipal number 392 Dundas Street East, formerly in the Town of Flamborough, now in the City of Hamilton;

AND IN THE MATTER OF AN APPLICATION by the applicant Thriland Management Corp. (Michael Telkowski) on behalf of the owner Waterdown Bay Ltd., for consent under Section 53(1) of The Planning Act, R.S.O. 1990, Chapter 13, so as to permit the conveyance of an irregular-shaped vacant parcel of land having an area of 2.43ha, for elementary school purposes, and to retain a vacant parcel of land having a frontage of 1,683m, and an area of 150.18ha, for future residential subdivision purposes.

THE DECISION OF THE COMMITTEE IS:

That the said application is APPROVED for the following reasons:

1. The Committee, after considering all oral and written submissions, is of the opinion that approval of the application, prior to a secondary plan being approved, will not prejudice the proper and orderly development of the lands.

2. The application has been reviewed with respect to the Provincial Policy Statement (PPS) and the Committee is satisfied that the application is consistent with the policies that focus growth in settlement areas 1.1.3.1.

3. The Committee, having regard to the evidence, is satisfied that the conditions requested by the various agencies are sufficient to address the concerns of Conservation Halton and the City of Burlington.

Having regard to the matters under subsection 51(24) of the Planning Act, R.S.O. 1990, c.P. 13, the said application shall be subject to the following conditions.

1. The owner shall submit a deposited Ontario Land Surveyor’s Reference Plan to the Committee of Adjustment Office, unless exempted by the Land Registrar.

2. The applicant/owner shall receive final approval for Official Plan Amendment Application OPA-07-017 for the lands to be severed to the satisfaction of the Director of Planning, City of Hamilton.

3. The applicant/owner shall receive final approval for Zoning By-law Amendment Application ZAC-07-067 for the lands to be severed to the satisfaction of the Director of Planning, City of Hamilton.

4. The final configuration and dimensions of the Separate Elementary School block shall be to the satisfaction of the Director of Planning, City of Hamilton.

5. That the applicant/owner receive final approval of Severance Application FL/B-08:24.

6. That the applicant/owner pays all the associated costs and enters into an appropriate agreement with the City of Hamilton for access and servicing to Dundas Street East, to the satisfaction of the Manager of Development Engineering (West).

7. That the applicant/owner provides a suitable storm drainage outlet for the lands to be severed to the satisfaction of the Manager of Engineering Design and Construction.

8. That the owner submit to the Committee of Adjustment Office an administration fee of $15.00, payable to the City of Hamilton, to cover the cost of setting up a new tax account for the newly created lot.

DATED AT HAMILTON this 1st day of May, 2008.
Appendix “G” to Report PED09088 (Page 2 of 3)

THE DATE OF GIVING OF THIS NOTICE OF DECISION IS May 8th, 2008.
HEREIN NOTED CONDITIONS MUST BE MET WITHIN ONE (1) YEAR OF THE DATE OF THIS NOTICE
OF DECISION (May 8th, 2009) OR THE APPLICATION SHALL BE DEEMED TO BE REFUSED
(PLANNING ACT, SECTION 53(41)).

NOTE: THE LAST DATE ON WHICH AN APPEAL TO THE ONTARIO MUNICIPAL BOARD MAY
BE FILED IS May 28th, 2008.

THIS DECISION IS NOT FINAL AND BINDING UNLESS OTHERWISE NOTED.

NOTE:

Staff advises the owner/applicant that the following conditions will be required under the associated Draft
Plan of Subdivision, Official Plan Amendment and Re-zoning applications.

1. That the owner/applicant shall conduct an archaeological assessment of the entire development
property and mitigate, through preservation or resource removal and documentation, adverse
impacts to any significant archaeological resources found. No demolition, grading or soil
disturbances shall take place on the subject property prior to the approval of the Director of
Development Planning and the Ministry of Culture confirming that all archaeological resource
concerns have met licensing and resource conservation requirements.
Appendix "G" to Report PED09088 (Page 3 of 3)

Lands to be Severed
School Block

Waterdown South
City of Hamilton

Scale 1:5,000
February 28, 2008
04683

Sketch
FLIB-08:26