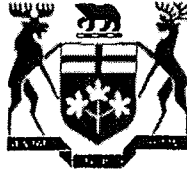


ISSUE DATE:

Feb. 6, 2007

DECISION/ORDER NO:

0318



Ontario

Ontario Municipal Board

Commission des affaires municipales de l'Ontario

PL050597

07-133

Bruce Hauser Investments Limited has appealed to the Ontario Municipal Board under subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, from Council's refusal or neglect to enact a proposed amendment to the Official Plan for the City of Hamilton to allow phasing of the required comprehensive servicing study respecting land composed of Part Lot 1, Concession 7 to permit development of a plan of subdivision (Approval Authority File No. D08-BR) OMB File No. O060017

Bruce Hauser Investments Limited has appealed to the Ontario Municipal Board under subsection 51(34) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, from the failure of the City of Hamilton to make a decision respecting a proposed plan of subdivision on lands composed of Part Lot 1, Concession 7 in the City of Hamilton (Approval Authority File No. 25T-93004) OMB File No. S050034

Bruce Hauser Investments Limited has appealed to the Ontario Municipal Board under subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, from Council's refusal or neglect to enact a proposed amendment to Zoning By-Law 90-145-Z of the City of Hamilton to rezone lands respecting Part Lot 7, Concession 1 to permit development of a plan of subdivision OMB File No. Z060102

APPEARANCES:

Parties

Bruce Hauser Investments Limited

City of Hamilton

Counsel

Manfred Rudolph

Art Zuidema

DECISION DELIVERED BY J.P. ATCHESON AND PROCEDURAL ORDER OF THE BOARD

The Board at the commencement of the hearing was advised that the parties had reached a settlement of all of the issues associated with the consolidated appeals before the Board. The Board was presented with the following documents which represent and give effect to the settlement reached by the parties:

1. A draft official plan amendment to the former Town of Flamborough Official Plan OPA108 (exhibit 5).
2. A zoning by-law amendment to By-law No. 90-145-Z (Flamborough) respecting lands located at 141 Highway No. 8, Concession 1, Part Lot 7 (West Flamborough) in the former Town of Flamborough, now in the City of Hamilton (exhibit 6).
3. Conditions of Draft Plan Approval "Bayview Estates" (25T- 93004) (exhibit 7).
4. A Draft Plan of Subdivision for Part of Lot 7 Concession 1 (Geographic Township of West Flamborough) now in the City of Hamilton prepared by A.J. Clarke O.L.S. dated October 5, 2006 (exhibit 8).

The Board noted that in the procedural order governing this hearing that 13 residents of the immediate area had been given participant status at the hearing. The Board canvassed those present and determined that the following participants were present Betty-Jean Price, Margaret Walker, John Hannam, Steve Suykens, John Vujicic and Sandra Jordan. Mr. Vujicic on questioning from the Board advised that the participants had not been provided with the details of the settlement.

It was agreed with the consent of the parties and the participants that the Board would hear evidence on the nature of the settlement being proposed and that the Board would then adjourn to allow the parties and the participants to review the settlement documents and that if there were still outstanding matters the Board would hear the submission of the participants. The Board also advised the parties that it had received a letter dated January 29, 2007 from a Karen Turkstra a participant who was not present at the hearing. Copies of this letter were provided to the parties.

The Board then heard from a Mr. James Webb a qualified land use planner, retained by the appellant. He provided an overview of the development and reviewed the settlement document found at exhibits 5 to 8. He pointed out to the Board that the subject lands are designated Rural Settlement in the Greensville area of the former Town of Flamborough. The subject property is some 30 acres in size, contains one dwelling which has been designated as an historic building and is surrounded by

existing residential development. The proposal is clearly an infill development consistent with the development that has already occurred in the area. Access to the proposed development will be by the extension of exiting streets in to the proposed development. No access is being permitted from Highway No. 8.

The proposal is to develop the northern nine lots together with the remnant parcel upon which the existing dwelling is situated. The southern portion of the draft plan lots 10 to 14 plus Block 15 are to be placed in a holding category in order to allow addition time for the completion of the "Greensville Subwatershed Study" or in the alternative additional studies be undertaken to determine the most effective way to deal with stormwater management issues associated with a watercourse that traverse the southern portion of the site. The conditions of draft approval call for the relocation of the existing watercourse conditions 5 and 10 (exhibit 7). The proposed zoning for the property is R-2 which is consistent with the current zoning on abutting properties (exhibit 6).

It was Mr. Webb's evidence that proposed OPA 108 (exhibit 5) was seeking a notwithstanding clause to permit a portion of the site to be developed prior to the completion of the Subwatershed study.

He then reviewed the 26 special conditions of draft plan approval found at exhibit 7. He noted that these conditions were in addition to the normal subdivision conditions of the City of Hamilton and were designed to meet the recommendations of the peer review conducted by the City of the documents filed in support of the proposed development and in particular the Hydrogeologic Assessment exhibit 12. He advised that the concerns all of the agencies circulated were addressed by the draft conditions.

He concluded his evidence by stating that the documents before the Board were consistent with the 1997 Provincial Policy Statement, conform with the policies of the Region of Hamilton Wentworth Official Plan, the Town of Flamborough Official Plan and more particularly OPA 108 was a contemplated response to the directions of Greensville Secondary Plan. He noted that the subject lands were within the Niagara Escarpment Planning Area, were designated as a minor urban centre within the Niagara Escarpment Plan. The proposed use is one contemplated by this Plan. He also proffered the opinion that the Greenbelt Plan and the Places to Grow legislation do not apply to this proposed development.

He concluded his evidence by stating that in his opinion the documents filed with the Board represented good planning, and provided appropriate control for the orderly development of the property by plan of subdivision and should be approved.

The Board then adjourned to allow the parties and the participants to review the documents and hear directly from the experts.

The Board, upon its return, heard submission from the following participants: Betty-Jean Price, Steve Suykens, John Vujicic and Sandra Jordan. Their concerns may be summarized as follows:

1. This development should not proceed in advance of the Subwatershed study currently underway.
2. There is currently a stormwater management problem in the immediate area that should be addressed before the development goes forward.
3. More development in the area will negatively impact the existing resident's groundwater from both a quantity and quality viewpoint.
4. The planning process has not been open or transparent.

The Board then heard from Mr. Ron Scheckenberger a well qualified engineer with many years of experience in stormwater management and Subwatershed planning. He was retained by the City to assist in the peer review of the supporting background material and was involved in making recommendations for some of the special conditions of draft plan approval as they related to the issues of stormwater management. He is well aware of the stormwater issues facing the Price property. His evidence to the Board was that the holding provisions placed on the southern portion of the site were appropriate as this area might be required as part of the overall storm water management solutions for the area. His evidence was that the post development flows from the proposed development would not negatively impact the downstream properties beyond the current problems faced by the Price property. He indicated that the City was aware of the problem and was working on a solution which might require some of the southern part of the subject property. His evidence to the Board was that the conditions of draft approval were appropriate and could assist in providing a

stormwater management solution for the area. He sees no need or benefit in withholding approval of development for the northern part of the site pending the completion of the "Greenville Subwatershed Study".

He also proffered the opinion that the *Drainage Act* petition was redundant and not required and that in his opinion condition #10 of the conditions of Draft Approval (exhibit 7) was the appropriate way to deal with the matters associated with the improvement to the watercourse and that the City had security to ensure that the works were carried out. It was his evidence that a study to define an appropriate stormwater management solution for the immediate area would take about three months and could be completed well within the time frames set out in the holding conditions found in exhibit 6.

The Board then heard from Mr. William Blackport a qualified Hydrogeologist who was retained by the City of Hamilton to undertake a per review of the supporting documentation as it related to the issues of the impacts on water quantity and quality that might result from the proposed development on the surrounding existing development. His evidence to the Board is that conditions 21 to 26 were appropriate and that he is satisfied that the proposed development due to its lot size and the types of sewage system proposed will have no negative impacts on the quantity or quality of potable water currently available in the area. He is satisfied that the monitoring conditions are appropriate. He noted that an additional condition 27 was being proposed as a result of discussions with the participants which would read as follows:

27. that the owner install minimum 5000 gallon cisterns on all of the lots within the draft plan of subdivision (lots 1 to 14) to the satisfaction of the Manager of development Engineering of the City of Hamilton.

It was his opinion that while not necessary this condition together with the other restrictions on water taking would provide an additional level of protection for the ground water supply.

In conclusion he supports the approval of the settlement reached by the parties and reflected in exhibits 5 to 8.

The Board notes that the consolidated matters of this appeal resulted from the City refusal or neglect to initially deal with the applications. The matters in this case are properly before the Board, and the hearing of the Board is the venue provided to the public to express their concerns. The Board has conducted two prehearings with respect to these matters and the residents have been served proper notice. Thirteen residents requested and were granted participant status for the hearing. This is an open and transparent process. The Board finds no defect in the notification prescribed by the *Planning Act* for the matter consolidated in this hearing.

The Board, after considering the submission made and the uncontradicted evidence of the expert witnesses, is satisfied the settlement reached among the parties and reflected in exhibits 5 to 8 represents good planning, has had regard to the criteria set out in section 51 (24) of the *Planning Act* and that the Draft Plan of Subdivision should be approved as presented to the Board. The Board accepts the evidence of the experts that it is appropriate to approve this draft plan in the manner proposed in advance of the completion of the "Greensville Subwatershed Study" and that by doing so will not materially affect the outcome of this study.

The Board is also satisfied that the addition of condition 27 as outlined in this decision is appropriate and should be included as a condition of draft approval.

Accordingly, and for the reason outlined in this decision,

THE BOARD ORDERS that the appeal is allowed and the Official Plan for the former Town of Flamborough is amended as set out in Attachment 1 to this Order.

THE BOARD ORDERS that the appeal against By-law No. 90-145-Z (Flamborough) of the City of Hamilton is allowed in part, and the Board directs the municipality to amend By-law No. 90-145-Z as set out in Attachment 2 to this order. In all other respects, the Board Orders that the appeal is dismissed.

THE BOARD ORDERS that the appeals are allowed and the draft plan shown on the plan prepared by A.J. Clarke and Associates Ltd. dated October 5, 2006 comprising for Part of Lot 7 Concession 1 (Geographic Township of West Flamborough) now in the City of Hamilton is approved subject to the fulfillment of the conditions set out in Attachment 3 to this Order;

AND THE BOARD ORDERS that pursuant to subsection 51(56.1) of the *Planning Act*, the City of Hamilton shall have the authority to clear the conditions of draft approval and to administer final approval of the plan of subdivision for the purposes of subsection 51(58) of the *Act*. In the event that there are any difficulties implementing the conditions of draft approval or if any changes are required to be made to the draft plan, the Board may be spoken to.

The Board so Orders.

"J.P. Atcheson"

J.P. ATCHESON
MEMBER

ATTACHMENT 1

Page 1 of 4

CITY OF HAMILTON

BY-LAW NO. 07 -

To Adopt:

Official Plan Amendment No. 108 to the former Town of Flamborough Official Plan;

Respecting:

Lands known municipally as 141 Highway No. 8

NOW THEREFORE the Ontario Municipal Board orders as follows:

1. Amendment No. 108 to the Official Plan of the former Town Flamborough Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted and approved.

Schedule "1"

Amendment No. 108
to the
Official Plan for the Town of Flamborough

The following text together with Schedule "A" – Rural Land Use Plan, of the former Town Flamborough Official Plan, attached hereto, constitute Official Plan Amendment No. 108.

Purpose:

The purpose of this Amendment is to allow the development of 14 additional residential dwellings on private services by identifying the subject lands as a "Site Specific Area", and create a site specific area policy to permit the proposed residential dwellings.

Location:

The lands affected by this Amendment are located at 141 Highway No. 8, Part of Lot 7, Concession 1, in the Rural Settlement Area of Greensville in the former Town of Flamborough.

Basis:

The basis for this Amendment is as follows:

- The proposed use conforms to the Greenbelt Plan and is consistent with the policies of the Provincial Policy Statement, the Niagara Escarpment Plan, and the former Regional Municipality of Hamilton-Wentworth Official Plan.
- The proposed use conforms to the general intent of the Flamborough Official Plan, including the Greensville Secondary Plan.
- The proposed use is consistent with the predominant Settlement Residential designation. A small portion of the subject lands are designated Hazard Lands and the boundaries of this designation are to be realigned by this Amendment.
- The proposed residential use is compatible with the surrounding residential neighbourhood.

Actual Changes:

- 1) That Schedule "B-16", Greensville Rural Settlement Area Plan, be revised by identifying the subject lands as "OPA 108" and "Site Specific Area No. 57", and redesignating a portion of the subject lands from "Settlement Residential" to "Hazard Lands" and from "Hazard Lands" to "Settlement Residential", as shown on the attached Schedule "A" of this Amendment.
- 2) That policy B.11.1.14 be added to the Greensville Secondary Plan as follows:

"B.11.1.14 Notwithstanding the Development Phasing policies of Section B.11.1.10.1 of the Greensville Secondary Plan, the lands designated Settlement Residential and Hazard Lands, known municipally as 141 Highway No. 8, identified on Schedule B-16, Greensville Rural Settlement Area Plan as Site Specific Area No. 57, which consists of a parcel of 12.1 hectares (29.9 acres), shall only be used for a drainage feature and a total of 15 single detached dwellings on private services, in accordance with the recommendations of the Hydrogeologic Assessment prepared by Terra-Dynamics Consulting Inc.

Implementation:




A Zoning By-Law amendment and Plan of Subdivision will give effect to the intended use on the subject lands.

This is Schedule "1" to By-law No._____, passed on the 24th day of January, 2007.

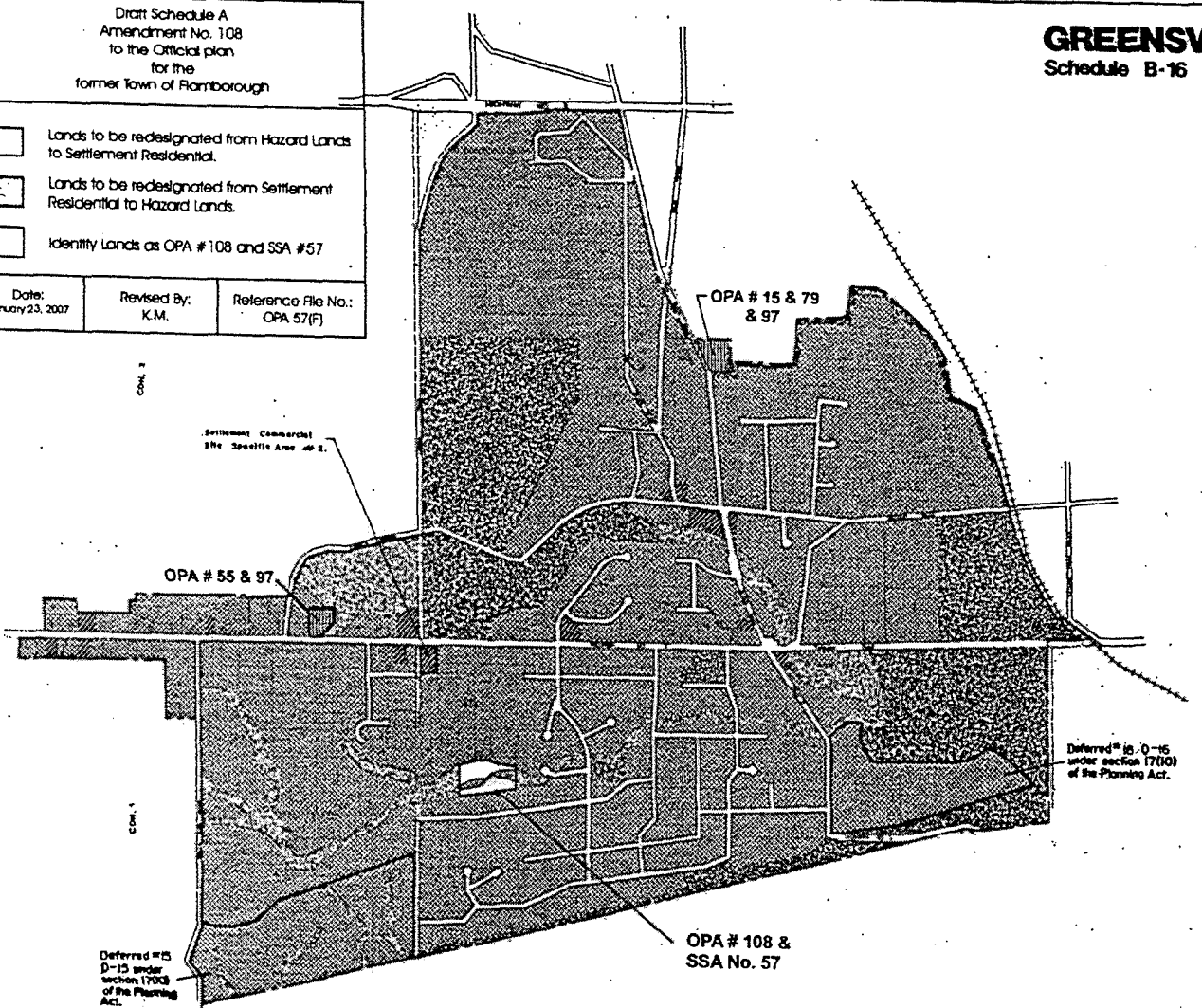
Draft Schedule A
Amendment No. 108
to the Official plan
for the
former Town of Ramothborough







GREENSVILLE
Schedule B-16

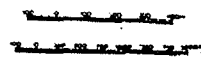
**RURAL
SETTLEMENT
AREAS:**
Greensville

-  Lands to be redesignated from Hazard Lands to Settlement Residential.
-  Lands to be redesignated from Settlement Residential to Hazard Lands.
-  Identify Lands as OPA #108 and SSA #57

Date: January 23, 2007	Revised By: K.M.	Reference File No.: OPA 57(F)
---------------------------	---------------------	----------------------------------



- LEGEND**
Land Use Designations
-  Settlement Residential
 -  Settlement Commercial
 -  Hazard Lands
 -  Settlement Open Space
 -  Settlement Area Boundary
 -  Institutional



NOTE: This Schedule forms part of the Official Plan and must be read in conjunction with the text.

NOTE: This is an office reproduction. Referance should be made to the original Official Plan and Amendments.

January 2004

BY-LAW NO. 66-97-0 DATE 8/8/08

Town of Ramothborough Planning and Development Department