City of Hamilton


Planning and Economic Development Department
Growth Management Division
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EXECUTIVE SUMMARY

The “Staging of Development” document is a comprehensive plan for the future growth of the City that co-ordinates the financing and construction of infrastructure and community facilities with planning studies and development approvals. Orderly development is important to maximize use of existing / planned infrastructure. It is also important to monitor the rate of growth and its impact on the infrastructure to ensure capacity limitations do not hinder growth.

The Staging of Development Report provides anticipated growth forecast over the next three years (2019 – 2022), which will outline the City’s intention towards the processing of Draft Plans of Subdivision and the registration of Draft Approved Plans. The plan will result in greater efficiencies by providing direction on where to focus development review efforts and where to focus on long range planning and capital projects. The document also gives developers certainty on the timing of their developments.

The Staging of Development Plan identifies:

- Four (4) Plans of Subdivision Applications as submitted by the applicant are identified for potential Draft Approval in 2019 and twenty-three (23) for potential approval in 2020 (Table 1).

- Nineteen (19) Existing Draft Approved Plans of Subdivision are expected to proceed with servicing in 2019 and eleven (11) expected to proceed with servicing in 2020 (Table 3).

The report provides for a complete picture of growth within the City of Hamilton, which will allow the municipality to ensure that existing infrastructure and future investments are optimized to serve future growth; as it is essential to the viability of our community and critical to our economic competitiveness, quality of life and the delivery of public services.

Lastly, the Staging of Development Report will also provide an overview residential development activity in the City for 2016 through to 2018, including associated Building Permit data. Hamilton is a successful community and has experienced robust growth in the last several years and will continue to grow.

Data Sources:

Previous Staging of Development Reports were based on Canadian Mortgage and Housing Corporation data and subsequently transitioned to building permits in 2015. In addition, upon detailed review, staff have been updating the building permit data to reflect as built conditions due to data entry errors with respect to the descriptions included within the building permits.

The data below was compiled by the Planning and Economic Development Department, GIS - Planning and Analysis Section using a variety of data sources including, but not limited to: Engineering Approvals – Status Database; AMANDA; and, File information from the Planning and Economic Development Department, Legislative Approvals and Staging of Development Section. The data contained within this report is for the Staging of Development Report only, and shall not be used for land budgeting or growth planning purpose(s).
Query Dates:

- Draft Approvals were queried in March 2019.
- Registrations reported are up to end of year 2018.
- Building Permit data reflects all permits up to end of year 2018.

NOTES:

- Institutional / Commercial / Industrial (ICI) statistics are based on the assumption that 30% of the respective block can be developed for ICI purposes. In addition, Mixed Use land uses were included as Commercial for ICI calculations.

- Apartment units are defined as including traditional high rise apartment units as well as apartment-type multi-residential structures under 7 units (including triplexes and duplexes) and stacked townhouses. Generally, back-to-back towns were deemed to be at-grade development and therefore classified as a townhouse. (Source: Deloitte Residential Land Needs Technical Working Paper, Nov. 2013).

- Where required, additional notes are provided below respective tables to qualify the data (i.e. removal of duplications and updates to unit numbers based on building permits and the definition documented in the above bullet point).

- In reporting Building Permit Activity, some commercial permits indicate a residential component, but could not be verified without field investigations and detailed permit review and were therefore not included in the below tables.

- The building permit data referenced in this report will not align with Building Permit AMANDA dataset, as unit count is not the objective of this reporting. Of note, the AMANDA dataset is to be completed in accordance with identified Census categories which are beyond the standard unit counts, and includes different definitions with respect to unit counts (ex: mobile homes).

  The building permit vc dataset included in this report has been vetted and verified to remove errors, revise incorrect information and to address missing information.

- There is an inherent difference between the building permit data contained within this report and statistics pertaining to Growth within the Built Boundary, as the Growth within the Built Boundary dataset is a net representation of the building permit dataset, whereby it includes loss of units through conversions, alterations and / or demolitions with replacement.
1.0 INTRODUCTION

The Staging of Development Report is an important tool to guide growth in an orderly manner by balancing the infrastructure needs with the costs of extending new services, co-ordinating growth infrastructure with development approvals and guiding the pace of growth across the City.

The objectives of the Staging of Development Report include:

- To outline municipal intentions with respect to the review, processing, and servicing of Plans of Subdivision.

- To provide a tool to assist with the integration of financial plans and growth related capital costs associated with land use planning and timing for the development of growth areas.

- To coordinate the cost effective and efficient expansion of servicing infrastructure.

- To provide for the logical extension of development within the community.

- To ensure a minimum three (3) year supply and mix of housing units in draft approved and registered plans in accordance with Provincial Policies regarding housing targets.

- To provide a tool to assist municipal departments, external agencies such as the Conservation Authorities, School Boards, Utility Companies involved in development approvals in establishing their own work plans.

- To define an orderly progression for development charge funded works by considering the efficiency of infrastructure investments, the timeliness and location of development, the pace and desires of developers to progress with the development, and the Provincial Policy statement growth targets.

The Staging of Development Program serves as a guide for setting the capital program for growth infrastructure; however, it is approval of the annual Capital Budget that ultimately authorizes the timing and funding for project implementation.

This report will provide an overview of residential development activity from 2016 – 2018, including building permit data, and will also outline a recommended 2019 – 2022 Staging of Development Plan.
2.0 GUIDING PRINCIPLES OF THE STAGING OF DEVELOPMENT PROGRAM

The Staging of Development Program is guided by a number of principles such as:

1. Development supports the completion of existing development.

2. Development supports the growth in a manner that optimizes the utilization of existing services and facilities.

3. Development will maintain lot and land supply that is consistent with Provincial Policies and conducive to a healthy housing market.

4. The Staging of Development Program involves consultation with the development industry to discuss upcoming plans for development projects in order to determine where infrastructure will be needed, and to align growth infrastructure timing with the Capital Budget.

3.0 CRITERIA USED TO ESTABLISH THE PRIORITY OF SUBDIVISIONS AND FOR REGISTRATION (ANTICIPATED TIMING FOR SERVICING)

The timing or priority of a development is based on consideration of a number of criteria. In particular, Draft Plans of Subdivision are approved on the basis of the following criteria:

- Draft plans that provide for the implementation of key infrastructure priorities (ie. provides for new stormwater infrastructure to relieve flooding in established areas).

- Draft plans that complete an existing community or neighbourhood.

- Draft plans that promote intensification / infilling.

- Draft plans whose status of relevant secondary plan or watershed studies are completed.

- Draft plans that do not contain complex issues which require time necessary to resolve them (eg. Environmental impacts, neighbourhood concerns, etc.)

- Draft plans that will contribute to the supply of industrial land.

- Draft plans that are a result of land assembly (eg. Land assembly vs. individual land owner).

- Draft plans that support the need for growth to maintain a minimum three (3) year supply of dwelling units in draft approved and registered plans.

- Availability of staff resources.
The timing or priority for registration of a development is based on consideration of a number of criteria. In particular, the following criteria influence the priority for registration (anticipated timing for servicing):

- Projects that provide community benefits such as the addition of a park or school site.
- Projects where required Capital Works have been approved in the Capital Budget.
- Projects where services are available without need to extend new services.
- Projects needed for growth to maintain a minimum three (3) year supply of dwelling units in draft approved and registered plans.
- Projects that have draft approval.
- Projects that do not contain complex draft plan conditions which require time to satisfy.
- Availability of staff resources.

4.0 STAGING OF DEVELOPMENT REPORT 2019 – 2022

The Staging of Development Plan (Tables 1 and 3) prioritizes plans of subdivisions that are anticipating Draft Plan approval and Servicing of Draft Approved Plans for 2019 – 2022.

Staging Maps which identify the land parcels according to their status (Anticipated Draft Approval in 2019 – 2022 and Anticipated Servicing in 2019 – 2022) for each community has been included in Appendix A of the Staging of Development Report 2019 – 2022.

Detail sheets containing background information related to draft approval status, timing for servicing, potential unit counts, and development charge revenues and expenditures for each subdivision can be found in Appendix B of the Staging of Development Report 2019 – 2022.

Processing of Draft Plan Application Approvals

The recommended Staging Plan identifies four (4) Plans of Subdivision Applications, as submitted by the applicant, for potential Draft Approval in 2019; and, twenty-three (23) for potential Draft Approval in 2020 (Table 1).

The General Manager of the Planning and Economic Department may accept and process unscheduled Draft Plan applications in the current year if the plan meets the objectives of the Staging of Development Program.

Please note that although some of the developments identified below are with the Local Planning Appeal Tribunal (LPAT), it is anticipated that these developments are nearing resolution and have therefore been prioritized opposed to being include as “No Timing”.

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Table 1: Priority Processing for Draft Plan Application Approval (2019 – 2022)

<table>
<thead>
<tr>
<th>File No.</th>
<th>Subdivision Name</th>
<th>Map Sheet</th>
</tr>
</thead>
<tbody>
<tr>
<td>25T-201605</td>
<td>Waterfront Pier 8 - @ LPAT</td>
<td>PDA-7</td>
</tr>
<tr>
<td>25T-201706</td>
<td>Jackson Heights Extension</td>
<td>PDA-2</td>
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<tr>
<td>25T-201804</td>
<td>Myst</td>
<td>PDA-8</td>
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<td>25T-201902</td>
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PRIORITY PROCESSING FOR DRAFT PLAN APPROVAL IN 2020

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<tr>
<td>25T-201306</td>
<td>Silverwood Homes, Ph.2-3</td>
<td>PDA-4</td>
</tr>
<tr>
<td>25T-201503</td>
<td>165 Upper Centennial Parkway - @ LPAT</td>
<td>PDA-9</td>
</tr>
<tr>
<td>25T-201505</td>
<td>Silverbirch Meadows - @ LPAT</td>
<td>PDA-5</td>
</tr>
<tr>
<td>25T-201602</td>
<td>Fiddlers Green Townhouses</td>
<td>PDA-1</td>
</tr>
<tr>
<td>25T-201608</td>
<td>56 Highland Road</td>
<td>PDA-9</td>
</tr>
<tr>
<td>25T-201609</td>
<td>1809-1821 Rymal Road East</td>
<td>PDA-9</td>
</tr>
<tr>
<td>25T-201611</td>
<td>Nash Neighbourhood Ph. 2</td>
<td>PDA-9</td>
</tr>
<tr>
<td>25T-201612</td>
<td>Nash Neighbourhood Ph. 3</td>
<td>PDA-9</td>
</tr>
<tr>
<td>25T-201701</td>
<td>City View Estates - Nash Phase 5</td>
<td>PDA-9</td>
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<td>25T-201702</td>
<td>609 &amp; 615 Hamilton Street North @ LPAT</td>
<td>PDA-4</td>
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<td>25T-201703</td>
<td>Newport Yacht Club, Ph. 4</td>
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<td>Branthaven Winona Hills</td>
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<td>25T-201803</td>
<td>James Mount Extension</td>
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<td>25T-201806</td>
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<td>25T-201901</td>
<td>Barton Estates</td>
<td>PDA-8</td>
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<td>25T-201903</td>
<td>Trillium Housing - 15 Picardy Dr</td>
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<td>25T-201904</td>
<td>Trillium Housing - 1288 Baseline Road</td>
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PRIORITY PROCESSING FOR DRAFT PLAN APPROVAL IN 2021

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PRIORITY PROCESSING FOR DRAFT PLAN APPROVAL IN 2022

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Table 1: Priority Processing for Draft Plan Application Approval (2019 – 2022) – CONTINUED

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<td>25T-89009</td>
<td>Golf Stream Manor</td>
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<td>25T-89017</td>
<td>Perth Park Heights</td>
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<td>25T-90002</td>
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<td>25T-90015</td>
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<td>25T-200612</td>
<td>Woodland Manors, Ph.1</td>
<td>PDA-1</td>
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<td>25T-200701</td>
<td>Kerncliffe Heights</td>
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<tr>
<td>25T-200715</td>
<td>Mount Hope Terrace Addition, Ph.2</td>
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<td>25T-200720</td>
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<td>25T-200810</td>
<td>Miles Estates Addition</td>
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<td>25T-201403</td>
<td>Freelton Subdivision - @ LPAT</td>
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These four plans will create a potential for a maximum of more than 2,045 dwelling units, comprised of 18 single detached residential units; 54 semi-detached residential units; 337 townhouse units; 1,406 apartment units; and 91,386 square feet of Industrial / Commercial / Institutional (ICI) land uses in 2019 (Table 2).

The twenty-three plans identified for 2020 will create a potential for a maximum of more than 2,093 dwelling units, comprised of 277 single detached residential units; 52 semi-detached residential units; 1,454 townhouse units; 310 apartment units; and 2,713,206 square feet of Industrial / Commercial / Institutional (ICI) land uses. (Table 2)

Table 2: 2019 – 2020 Priority Processing for Draft Plan Approval with Unit Breakdown

<table>
<thead>
<tr>
<th>Plan No.</th>
<th>Subdivision Name</th>
<th>Single</th>
<th>Semi-Detach</th>
<th>Towns</th>
<th>Apt.</th>
<th>Institutional/ Commercial/ Industrial (ICI)</th>
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<td>94</td>
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<td>25T-201902</td>
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<tr>
<td><strong>TOTAL</strong></td>
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<td>18</td>
<td>54</td>
<td>337</td>
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*Includes Mixed Use Blocks
### 2020 PRIORITY PROCESSING FOR DRAFT PLAN APPROVAL WITH UNIT BREAKDOWN

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<th>Semi-Detach</th>
<th>Towns</th>
<th>Apt.</th>
<th>Institutional/Commercial/Industrial (ICI)</th>
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<td>25T-201602</td>
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<td>25T-201608</td>
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<td>25T-201609</td>
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</tr>
<tr>
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<td>0</td>
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<td>60</td>
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<td><strong>TOTAL</strong></td>
<td></td>
<td><strong>277</strong></td>
<td><strong>52</strong></td>
<td><strong>1,454</strong></td>
<td><strong>310</strong></td>
<td><strong>2,713,206</strong></td>
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</tbody>
</table>

**Table 2:** 2019 – 2020 Priority Processing for Draft Plan Approval with Unit Breakdown - CONTINUED
Servicing of Draft Approved Plans

The recommended Staging Plan identifies twenty (20) Existing Draft Approved Plans of Subdivision expected to proceed with servicing in 2019; and, eleven (11) expected to proceed with servicing in 2020 (Table 4).

No priority of timing for draft approval or servicing has been assigned to those Plans of subdivisions that are currently before the Ontario Municipal Board (OMB) / Local Planning Appeal Tribunal (LPAT), or where major servicing is required. Upon approval, consideration for inclusion in the current year will be determined by the Senior Director of Growth Management of the Planning and Economic Development Department.

Table 3: Anticipated Timing for Servicing of Draft Approved Plans (2019 – 2022)

<table>
<thead>
<tr>
<th>ANTICIPATED DEVELOPMENT TIMING FOR SERVICING OF DRAFT APPROVED PLANS 2019</th>
<th>File No.</th>
<th>Subdivision Name</th>
<th>Map Sheet</th>
</tr>
</thead>
<tbody>
<tr>
<td>25T-200513</td>
<td>Waterdown Bay, Phase 3-4 (Phase 1)</td>
<td>PS-4</td>
<td></td>
</tr>
<tr>
<td>25T-200621</td>
<td>Silverwood Phase 1c</td>
<td>PS-4</td>
<td></td>
</tr>
<tr>
<td>25T-200706</td>
<td>Stoneywood Park, Ph.2</td>
<td>PS-9</td>
<td></td>
</tr>
<tr>
<td>25T-200723</td>
<td>Lancaster Heights - Phase 1 (AKA Mountaingate)</td>
<td>PS-5</td>
<td></td>
</tr>
<tr>
<td>25T-200903</td>
<td>Balsam Estates</td>
<td>PS-1</td>
<td></td>
</tr>
<tr>
<td>25T-201003</td>
<td>Parkside Hills, Ph.2</td>
<td>PS-4</td>
<td></td>
</tr>
<tr>
<td>25T-201209</td>
<td>1125 West 5th Street</td>
<td>PS-7</td>
<td></td>
</tr>
<tr>
<td>25T-201302</td>
<td>Kopper Meadow Phase 4</td>
<td>PS-5</td>
<td></td>
</tr>
<tr>
<td>25T-201307</td>
<td>Star Meadows</td>
<td>PS-1</td>
<td></td>
</tr>
<tr>
<td>25T-201504</td>
<td>Springbrook Meadows West Extension</td>
<td>PS-1</td>
<td></td>
</tr>
<tr>
<td>25T-201507</td>
<td>Flamborough Power Centre North (Parkside Dr.)</td>
<td>PS-4</td>
<td></td>
</tr>
<tr>
<td>25T-201601</td>
<td>2 Glover Mountain Road (Red Hill Phase 5)</td>
<td>PS-9</td>
<td></td>
</tr>
<tr>
<td>25T-201603</td>
<td>9890-9906 Twenty Rd W</td>
<td>PS-5</td>
<td></td>
</tr>
<tr>
<td>25T-201604</td>
<td>820 Rymal Road East</td>
<td>PS-6</td>
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</tr>
<tr>
<td>25T-201613</td>
<td>The Towns at Red Hill</td>
<td>PS-6</td>
<td></td>
</tr>
<tr>
<td>25T-200512</td>
<td>620 Tradewind Drive (Valery Business Park)</td>
<td>PS-1</td>
<td></td>
</tr>
<tr>
<td>25T-201606</td>
<td>20 Miller Drive</td>
<td>PS-1</td>
<td></td>
</tr>
<tr>
<td>25T-201802</td>
<td>Roxborough Park - Phase 1</td>
<td>PS-6</td>
<td></td>
</tr>
<tr>
<td>25T-200803</td>
<td>Victory Ridge Phase 3</td>
<td>PS-9</td>
<td></td>
</tr>
<tr>
<td>25T-201805</td>
<td>Central Park Phase 2</td>
<td>PS-9</td>
<td></td>
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</table>

<table>
<thead>
<tr>
<th>ANTICIPATED DEVELOPMENT TIMING FOR SERVICING OF DRAFT APPROVED PLANS 2020</th>
<th>File No.</th>
<th>Subdivision Name</th>
<th>Map Sheet</th>
</tr>
</thead>
<tbody>
<tr>
<td>25T-86029</td>
<td>Clappison Power Centre</td>
<td>PS-4</td>
<td></td>
</tr>
<tr>
<td>25T-91007</td>
<td>Jamesmount Gardens</td>
<td>PS-7</td>
<td></td>
</tr>
<tr>
<td>25T-200303</td>
<td>The Crossings Phase 2</td>
<td>PS-9</td>
<td></td>
</tr>
<tr>
<td>25T-200404</td>
<td>Flamborough Power Centre</td>
<td>PS-4</td>
<td></td>
</tr>
<tr>
<td>25T-201205</td>
<td>Fields of Springbrook</td>
<td>PS-1</td>
<td></td>
</tr>
<tr>
<td>25T-201309</td>
<td>Summit Park - Phase 11</td>
<td>PS-9</td>
<td></td>
</tr>
<tr>
<td>25T-201402</td>
<td>Multi-Area Employment Lands</td>
<td>PS-6</td>
<td></td>
</tr>
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</table>
### Table 3: Anticipated Development Timing for Servicing of Draft Approved Plans (2019 – 2022) – CONTINUED

#### ANTICIPATED DEVELOPMENT TIMING FOR SERVICING OF DRAFT APPROVED PLANS 2020

<table>
<thead>
<tr>
<th>File No.</th>
<th>Subdivision Name</th>
<th>Map Sheet</th>
</tr>
</thead>
<tbody>
<tr>
<td>25T-200908</td>
<td>198 First Road West, Ph.2 (Paletta Lands)</td>
<td>PS-9</td>
</tr>
<tr>
<td>25T-201405</td>
<td>3105 Fletcher Road</td>
<td>PS-2</td>
</tr>
<tr>
<td>25T-201506</td>
<td>Butternut Hill</td>
<td>PS-4</td>
</tr>
<tr>
<td>25T-201801</td>
<td>Branthaven Mount Hope</td>
<td>PS-5</td>
</tr>
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</table>

#### ANTICIPATED DEVELOPMENT TIMING FOR SERVICING OF DRAFT APPROVED PLANS 2021

<table>
<thead>
<tr>
<th>File No.</th>
<th>Subdivision Name</th>
<th>Map Sheet</th>
</tr>
</thead>
<tbody>
<tr>
<td>25T-97004</td>
<td>Wellington Meadows</td>
<td>PS-7</td>
</tr>
<tr>
<td>25T-200208</td>
<td>Redhill Summit East</td>
<td>PS-9</td>
</tr>
<tr>
<td>25T-200522</td>
<td>Kopper Meadow, Ph.2b</td>
<td>PS-5</td>
</tr>
<tr>
<td>25T-201305</td>
<td>Sheldons Gate</td>
<td>PS-7</td>
</tr>
<tr>
<td>25T-200721</td>
<td>Eden Park Phase 2</td>
<td>PS-7</td>
</tr>
</tbody>
</table>

#### ANTICIPATED DEVELOPMENT TIMING FOR SERVICING OF DRAFT APPROVED PLANS IN 2022

<table>
<thead>
<tr>
<th>File No.</th>
<th>Subdivision Name</th>
<th>Map Sheet</th>
</tr>
</thead>
<tbody>
<tr>
<td>25T-200712</td>
<td>The Browlands</td>
<td>PS-7</td>
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</table>

#### NO TIMING IDENTIFIED

<table>
<thead>
<tr>
<th>File No.</th>
<th>Subdivision Name</th>
<th>Map Sheet</th>
</tr>
</thead>
<tbody>
<tr>
<td>25T-88026</td>
<td>Glanbrook Commercial Park</td>
<td>PS-5</td>
</tr>
<tr>
<td>25T-76024</td>
<td>Battleridge Subdivision</td>
<td>PS-6</td>
</tr>
<tr>
<td>25T-79005</td>
<td>Ancaster Industrial Park, Ph.1</td>
<td>PS-1</td>
</tr>
<tr>
<td>25T-80024</td>
<td>Glanbrook Industrial Park</td>
<td>PS-5</td>
</tr>
<tr>
<td>25T-82008</td>
<td>Hamilton Mountain Industrial Park No.2</td>
<td>PS-6</td>
</tr>
<tr>
<td>25T-85003</td>
<td>Greenleaf Industrial Park</td>
<td>PS-5</td>
</tr>
<tr>
<td>25T-85033</td>
<td>Vienna Orchards</td>
<td>PS-6</td>
</tr>
<tr>
<td>25T-87032</td>
<td>DiCenzo (Sobie)</td>
<td>PS-7</td>
</tr>
<tr>
<td>25T-88030</td>
<td>Anchor Road Industrial Park, Ph.1</td>
<td>PS-6</td>
</tr>
<tr>
<td>25T-88031</td>
<td>Sandrina Gardens</td>
<td>PS-6</td>
</tr>
<tr>
<td>25T-89031</td>
<td>Arbra</td>
<td>PS-6</td>
</tr>
<tr>
<td>25T-92009</td>
<td>Mountville Estates</td>
<td>PS-5</td>
</tr>
<tr>
<td>25T-93012</td>
<td>Browview Heights</td>
<td>PS-4</td>
</tr>
<tr>
<td>25T-94005</td>
<td>Shermal Estates</td>
<td>PS-6</td>
</tr>
<tr>
<td>25T-95002</td>
<td>Miles Estates</td>
<td>PS-6</td>
</tr>
<tr>
<td>25T-200202</td>
<td>Chappel Estates</td>
<td>PS-6</td>
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<tr>
<td>25T-200204</td>
<td>DeSantis Industrial Park</td>
<td>PS-8</td>
</tr>
<tr>
<td>25T-200610</td>
<td>Caterini - Phase 2</td>
<td>PS-2</td>
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<tr>
<td>25T-200714</td>
<td>Carlson Street Extension</td>
<td>PS-9</td>
</tr>
<tr>
<td>25T-200804</td>
<td>Parkside Drive</td>
<td>PS-4</td>
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<tr>
<td>25T-201404</td>
<td>Chappel Estates South</td>
<td>PS-6</td>
</tr>
</tbody>
</table>
In review, the report identifies a potential maximum of 3,097 units to be serviced in 2019, comprised of 1,057 single detached residential units; 6 semi-detached residential units; 1,365 townhouse units; 669 apartment units; and 1,694,457 square feet of Industrial / Commercial / Institutional (ICI) land uses (Table 4) – Please see note regarding (ICI) calculations.

Table 4: 2019 – 2020 Anticipated Timing of Servicing of Draft Approved Plans with Unit Breakdown

<table>
<thead>
<tr>
<th>Plan No.</th>
<th>Subdivision Name</th>
<th>Single</th>
<th>Semi-Detach</th>
<th>Towns</th>
<th>Apt.</th>
<th>Institutional/ Commercial/ Industrial (ICI)</th>
</tr>
</thead>
<tbody>
<tr>
<td>25T-200513</td>
<td>Waterdown Bay, Phase 3-4 (Phase 1)</td>
<td>609</td>
<td>0</td>
<td>103</td>
<td>314</td>
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<tr>
<td>25T-200621</td>
<td>Silverwood Phase 1c</td>
<td>0</td>
<td>6</td>
<td>16</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>25T-200706</td>
<td>Stoneywood Park, Ph.2</td>
<td>44</td>
<td>0</td>
<td>67</td>
<td>0</td>
<td>26,705</td>
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<tr>
<td>25T-200723</td>
<td>Lancaster Heights (Mountaingate)</td>
<td>217</td>
<td>0</td>
<td>440</td>
<td>0</td>
<td>**80,084</td>
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<tr>
<td>25T-200903</td>
<td>Balsam Estates</td>
<td>10</td>
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<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>25T-201003</td>
<td>Parkside Hills, Ph.2</td>
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<td>0</td>
<td>181</td>
<td>0</td>
<td>***48,438</td>
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<tr>
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<td>130</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>25T-201302</td>
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<td>0</td>
</tr>
<tr>
<td>25T-201307</td>
<td>Star Meadows</td>
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<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>25T-201504</td>
<td>Springbrook Meadows West Extension</td>
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<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
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<td>0</td>
<td>789,507</td>
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<td>0</td>
<td>0</td>
<td>0</td>
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<td>25T-201603</td>
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<td>0</td>
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<td>0</td>
<td>14</td>
<td>0</td>
<td>0</td>
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<tr>
<td>25T-201613</td>
<td>The Towns at Red Hill</td>
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<td>0</td>
<td>29</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>25T-200512</td>
<td>620 Tradewind Drive (Valery Business Park)</td>
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<td>0</td>
<td>0</td>
<td>0</td>
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<tr>
<td>25T-201802</td>
<td>Roxborough Park - Phase 1</td>
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<td>320</td>
<td>355</td>
<td>0</td>
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<tr>
<td>25T-200803</td>
<td>Victory Ridge Phase 3</td>
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<td>0</td>
</tr>
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<td>25T-201805</td>
<td>Central Park Phase 2</td>
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<td>TOTAL</td>
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<td>1,057</td>
<td>6</td>
<td>1,365</td>
<td>669</td>
<td>1,694,457</td>
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</tbody>
</table>

NOTES: Institutional / Commercial / Industrial (ICI) is calculated with an assumption of 30% of the respective Block area being developed, including Mixed-Use Blocks.

*Includes School, Fire Hall, District Commercial, Neighbourhood Node, water tower and Mixed Use Blocks
**Institutional Block not included as zoning permits for residential which was included.
***Mixed Use Block not included
### Table 4: 2019 – 2020 Anticipated Timing of Servicing of Draft Approved Plans with Unit Breakdown - CONTINUED

<table>
<thead>
<tr>
<th>Plan No.</th>
<th>Subdivision Name</th>
<th>Single</th>
<th>Semi-Detach</th>
<th>Towns</th>
<th>Apt.</th>
<th>Institutional/Commercial/Industrial (ICI)</th>
</tr>
</thead>
<tbody>
<tr>
<td>25T-86029</td>
<td>FLAM Clappison Power Centre</td>
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<td>0</td>
<td>0</td>
<td>0</td>
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<td>25T-91007</td>
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<td>24</td>
<td>23</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>25T-200303</td>
<td>GLAN The Crossings Ph. 2</td>
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<td>57</td>
<td>0</td>
<td>**95,520</td>
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<td>25T-200404</td>
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<td>0</td>
<td>0</td>
<td>887,384</td>
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<td>0</td>
<td>49</td>
<td>253</td>
<td>79,761</td>
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<td>25T-201205</td>
<td>ANC Fields of Springbrook</td>
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<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
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<td>25T-201309</td>
<td>GLAN Summit Park – Ph. 11</td>
<td>368</td>
<td>0</td>
<td>158</td>
<td>0</td>
<td>31,323</td>
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<td>25T-201402</td>
<td>HAM Multi-Area Employment Lands</td>
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<td>0</td>
<td>0</td>
<td>0</td>
<td>246,630</td>
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<td>340</td>
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<td>225</td>
<td>0</td>
<td>115,928</td>
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<tr>
<td>25T-201506</td>
<td>FLAM Butternut Hill</td>
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<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>25T-201801</td>
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<td>123</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
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<tr>
<td><strong>TOTAL</strong></td>
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<td>1,007</td>
<td>24</td>
<td>512</td>
<td>253</td>
<td>1,927,945</td>
</tr>
</tbody>
</table>

**NOTES:** Institutional / Commercial / Industrial (ICI) is calculated with an assumption of 30% of the respective Block area being developed, including Mixed-Use Blocks.

*A revision is required to reflect the DA-18-171

**Includes Block 99 which is zoned for residential or institutional (public school)**

The eleven (11) Draft Approved Plans of Subdivision are anticipated for servicing in 2020 will yield a potential of 1,796 units, comprised of 1,007 single detached residential units; 24 semi-detached residential units; 512 townhouse units; 253 Apartment units; and, 1,927,945 square feet of Industrial / Commercial / Institutional (ICI) land uses (Table 4).

### 5.0 SUMMARY OF DRAFT PLAN APPLICATION APPROVAL ACTIVITIES IN 2016, 2017 AND 2018

Over the last three years the number of Draft Plan approvals within the City of Hamilton has ebbed and flowed, with fifteen (15) applications receiving Draft Approval in 2016; three (3) in 2017; and eight (8) in 2018 per Tables 5, 6, and 7.
These plans added 4,908 potential dwelling units (1,470 singles, 18 semi-detached dwellings, 3,065 townhouses and 355 apartment units) to the supply of dwelling units in the City; along with, 999,498 square feet of Industrial / Commercial / Institutional land uses.

**Table 5: Draft Plan Application Approval Activity in 2016**

<table>
<thead>
<tr>
<th>Plan No.</th>
<th>Subdivision Name</th>
<th>Single</th>
<th>Semi-Detach</th>
<th>Townhouse</th>
<th>Apt.</th>
<th>Institutional/Commercial/Industrial (Sq. Feet)</th>
<th>Map Sheet</th>
</tr>
</thead>
<tbody>
<tr>
<td>200725(R)</td>
<td>ANC Ancaster Glen – Ph. 3</td>
<td>-</td>
<td>-</td>
<td>122</td>
<td>-</td>
<td>69,815 ft²</td>
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</tr>
<tr>
<td>201106</td>
<td>ANC 1261 Mohawk Rd W</td>
<td>6</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>DA-1</td>
</tr>
<tr>
<td>201204</td>
<td>SC Hampshire Court Extension</td>
<td>11</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>DA-9</td>
</tr>
<tr>
<td>201205</td>
<td>ANC Fields of Springbrook</td>
<td>92</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>DA-1</td>
</tr>
<tr>
<td>201303</td>
<td>FLAM Kaleidoscope – Ph. 2</td>
<td>-</td>
<td>-</td>
<td>80</td>
<td>-</td>
<td>-</td>
<td>DA-4</td>
</tr>
<tr>
<td>201307</td>
<td>ANC Star Meadows</td>
<td>16</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>DA-1</td>
</tr>
<tr>
<td>201309</td>
<td>SC Summit Park (Swayze Lands)</td>
<td>518</td>
<td>-</td>
<td>508</td>
<td>-</td>
<td>31,323 ft²</td>
<td>DA-9</td>
</tr>
<tr>
<td>201401</td>
<td>SC 1831 Rymal Rd E</td>
<td>76</td>
<td>-</td>
<td>791</td>
<td>-</td>
<td>13,563 ft²</td>
<td>DA-9</td>
</tr>
<tr>
<td>201402</td>
<td>SC Multi-Area Employment Lands</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>246,711 ft²</td>
<td>DA-9</td>
</tr>
<tr>
<td>201404</td>
<td>HAM Chappel Estates South Ph. 1</td>
<td>63</td>
<td>-</td>
<td>50</td>
<td>-</td>
<td>-</td>
<td>DA-7</td>
</tr>
<tr>
<td>201405</td>
<td>GLAN 3105 Fletcher Road</td>
<td>333</td>
<td>-</td>
<td>199</td>
<td>-</td>
<td>116,574 ft²</td>
<td>DA-2</td>
</tr>
<tr>
<td>201501</td>
<td>ANC Garner Estates</td>
<td>-</td>
<td>-</td>
<td>114</td>
<td>-</td>
<td>-</td>
<td>DA-1</td>
</tr>
<tr>
<td>201502</td>
<td>ANC Cortland</td>
<td>-</td>
<td>-</td>
<td>130</td>
<td>-</td>
<td>-</td>
<td>DA-1</td>
</tr>
<tr>
<td>201504</td>
<td>ANC Springbrook Meadows West Extension</td>
<td>42</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>DA-1</td>
</tr>
<tr>
<td>201509</td>
<td>SC Eringate Court</td>
<td>27</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>DA-9</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td>1,184</td>
<td>0</td>
<td>1,994</td>
<td>0</td>
<td>477,986 ft²</td>
<td></td>
</tr>
</tbody>
</table>

**Table 6: Draft Plan Application Approval Activity in 2017**

<table>
<thead>
<tr>
<th>Plan No.</th>
<th>Subdivision Name</th>
<th>Single</th>
<th>Semi-Detach</th>
<th>Townhouse</th>
<th>Apt.</th>
<th>Institutional/Commercial/Industrial (Sq. Feet)</th>
<th>Map Sheet</th>
</tr>
</thead>
<tbody>
<tr>
<td>201603</td>
<td>GL 9890 and 9906 Twenty Road</td>
<td>8</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>DA-5</td>
</tr>
<tr>
<td>201508</td>
<td>HAM 50 Albright Road</td>
<td>0</td>
<td>18</td>
<td>192</td>
<td>0</td>
<td>0</td>
<td>DA-6</td>
</tr>
<tr>
<td>201510</td>
<td>SC 440 First Road West Nash Neighbourhood Phase 1</td>
<td>27</td>
<td>0</td>
<td>11</td>
<td>0</td>
<td>0</td>
<td>DA-9</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td>35</td>
<td>18</td>
<td>203</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
</tbody>
</table>
Table 7: Draft Plan Application Approval Activity in 2018

<table>
<thead>
<tr>
<th>Plan No.</th>
<th>Subdivision Name</th>
<th>Single</th>
<th>Semi-Detach</th>
<th>Townhouse</th>
<th>Apt.</th>
<th>Institutional/Commercial/Industrial (Sq. Feet)</th>
<th>Map Sheet</th>
</tr>
</thead>
<tbody>
<tr>
<td>201604</td>
<td>HAM 820 Rymal Road</td>
<td>0</td>
<td>0</td>
<td>14</td>
<td>0</td>
<td>-</td>
<td>DA-7</td>
</tr>
<tr>
<td>200723</td>
<td>GL Lancaster Heights (Formerly Mountaingate)</td>
<td>217</td>
<td>0</td>
<td>440*</td>
<td>0</td>
<td>80,084</td>
<td>DA-5</td>
</tr>
<tr>
<td>201613</td>
<td>HAM The Towns at Red Hill</td>
<td>2</td>
<td>0</td>
<td>29</td>
<td>0</td>
<td>-</td>
<td>DA-6</td>
</tr>
<tr>
<td>201606</td>
<td>ANC 20 Miller Drive</td>
<td>22</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>DA-1</td>
</tr>
<tr>
<td>200512</td>
<td>ANC 620 Tradewind Drive (Valery Business Park)</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>441,428</td>
<td>DA-1</td>
</tr>
<tr>
<td>201506</td>
<td>FLAM Butternut Hill</td>
<td>6</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>DA-4</td>
</tr>
<tr>
<td>201802</td>
<td>HAM Roxborough Park</td>
<td>0</td>
<td>0</td>
<td>320</td>
<td>355</td>
<td>-</td>
<td>DA-6</td>
</tr>
<tr>
<td>201805</td>
<td>SC Central Park Phase 2</td>
<td>4</td>
<td>0</td>
<td>65</td>
<td>0</td>
<td>-</td>
<td>DA-9</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td><strong>251</strong></td>
<td><strong>0</strong></td>
<td><strong>868</strong></td>
<td><strong>355</strong></td>
<td><strong>521,512</strong></td>
<td></td>
</tr>
</tbody>
</table>

While the supply of lots over the past several years for new dwellings remains relatively strong, it should be noted minimal supply was added in the Dundas Community as there are limited pockets of developable lands in the Dundas Community for development.

Draft Plan approval activity in 2016 to 2018 has continued to see a townhouse developments being predominant, followed by single detached residential and minimal apartment or semi-detached built forms. A detailed breakdown of dwelling unit types and percentages is outlined in Table 7 and further referenced below.

In particular, of the 4,908 potential units from 2016 to 2018, approximately 30% are for new single detached dwellings, 0.4% for semi-detached dwellings, 62.5% for townhouse dwellings, and 7.2% for apartment dwellings (Table 8).

Table 8: Draft Plan of Subdivision Application Approval Activity by Dwelling Unit Types (2016 to 2018)

<table>
<thead>
<tr>
<th>Year</th>
<th>Single</th>
<th>Semi-Detach</th>
<th>Townhouse</th>
<th>Apartment</th>
<th>Institutional/Commercial/Industrial (Sq. Feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016</td>
<td>1,184</td>
<td>0</td>
<td>1,994</td>
<td>0</td>
<td>477,986 ft²</td>
</tr>
<tr>
<td>2017</td>
<td>35</td>
<td>18</td>
<td>203</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>2018</td>
<td>251</td>
<td>0</td>
<td>868</td>
<td>355</td>
<td>521,512</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>1,470</strong></td>
<td><strong>18</strong></td>
<td><strong>3,065</strong></td>
<td><strong>355</strong></td>
<td><strong>999,498</strong></td>
</tr>
<tr>
<td>%</td>
<td>29.95</td>
<td>0.37</td>
<td>62.45</td>
<td>7.23</td>
<td>N/A</td>
</tr>
</tbody>
</table>
6.0 SUMMARY OF REGISTRATION ACTIVITIES IN 2016 – 2018

Thirty-Seven (37) plans of subdivisions were registered between 2016 and 2018, resulting in the potential creation of 7,411 dwelling units (Tables 9 and 10).

Of note, Draft Plan of Condominiums have been removed from this report, as the unit would have been captured already through the related Draft Plan of Subdivision or through the City of Hamilton Site Plan Pipeline tracking initiatives or associated development applications.

Additionally, the difference in numbers between Draft Plan Approval and Registration are due to a number of factors, such as, but not limited to, phased registration and lag time between Draft Approval and Registration.

Lastly, a detailed list of the registered plans of subdivision by dwelling unit types can be found in Appendix C of the Staging of Development Report 2019 – 2022.

Table 9: Registered Plans of Subdivision 2016 – 2018

<table>
<thead>
<tr>
<th>Year</th>
<th>Subdivision Registrations</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016</td>
<td>13</td>
</tr>
<tr>
<td>2017</td>
<td>9</td>
</tr>
<tr>
<td>2018</td>
<td>15</td>
</tr>
<tr>
<td>TOTAL</td>
<td>37</td>
</tr>
</tbody>
</table>

With respect to the 6,588 potential units created from subdivision registrations, it should be noted that the reporting numbers were adjusted to reflect subsequent related development applications such as, but not limited to: Site Plan Control and Part Lot Control Applications (Table 10).

Table 10: Dwelling Unit Types in Registered Plans of Subdivision from 2016 – 2018

<table>
<thead>
<tr>
<th>Year</th>
<th>Single</th>
<th>Semi-Detach</th>
<th>Townhouse</th>
<th>Apartment</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016</td>
<td>465</td>
<td>70</td>
<td>736</td>
<td>48</td>
<td>1,319</td>
</tr>
<tr>
<td>2017</td>
<td>497</td>
<td>56</td>
<td>1,037</td>
<td>795</td>
<td>2,385</td>
</tr>
<tr>
<td>2018</td>
<td>742</td>
<td>20</td>
<td>1,466</td>
<td>656</td>
<td>2,884</td>
</tr>
<tr>
<td>TOTAL</td>
<td>1,704</td>
<td>146</td>
<td>3,239</td>
<td>1,499</td>
<td>6,588</td>
</tr>
</tbody>
</table>

NOTES: Table 10 reports on the units as identified at the time of registration. However, any duplication due has been removed where known. In addition, some values in 2016 have been adjusted to reflect site plan control applications.

The difference in numbers between Draft Plan Approval and Registration is due to a number of factors, such as, but not limited to, phased registration and lag time between Draft Approval and Registration.
Based on the updated potential unit count, approximately 38% was within Stoney Creek; 25% within Waterdown / Flamborough; 19% within Ancaster; 12% within Glanbrook / Binbrook / Mount Hope; 6% within Hamilton; and, none within the Dundas community (Table 11).

Table 11: Units under Registered Plans of Subdivision by Community from 2016 – 2018

<table>
<thead>
<tr>
<th>Community</th>
<th>Dwelling Units in Registered Plans</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Subdivision</td>
<td></td>
</tr>
<tr>
<td>Ancaster</td>
<td>1,227</td>
<td>19</td>
</tr>
<tr>
<td>Glanbrook/Binbrook/Mount Hope</td>
<td>810</td>
<td>12</td>
</tr>
<tr>
<td>Hamilton</td>
<td>417</td>
<td>6</td>
</tr>
<tr>
<td>Dundas</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Stoney Creek</td>
<td>2,484</td>
<td>38</td>
</tr>
<tr>
<td>Waterdown/Flamborough</td>
<td>1,650</td>
<td>25</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>6,588</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

NOTES: Table 11 includes any changes to unit counts as result of associated development applications such as, but not limited to: Site Plan Control and Part Lot Control Applications.

In addition, similar to the above, any duplication due to Plan(s) of Condominium for block(s) already registered by Plan(s) of Subdivision within the last 3 reporting years have been removed. In addition, some values in 2016 have been adjusted to reflect site plan control applications.

The difference in numbers between Draft Plan Approval and Registration is due to a number of factors, such as, but not limited to, phased registration and lag time between Draft Approval and Registration.

7.0 BUILDING PERMIT ACTIVITY 2016 – 2018

Data Sources:

Previous Staging of Development Reports were based on Canadian Mortgage and Housing Corporation data and subsequently transitioned to building permits in 2015. In addition, upon detailed review, staff have been updating the building permit data to reflect as built conditions due to data entry errors with respect to the descriptions included within the building permits.

The data below was compiled by the Planning and Economic Development Department, GIS - Planning and Analysis Section using a variety of data sources including, but not limited to: Engineering Approvals – Status Database; AMANDA; and, File information from the Planning and Economic Development Department, Legislative Approvals and Staging of Development Section. The data contained within this report is for the Staging of Development Report only, and shall not be used for land budgeting or growth planning purpose(s).
NOTES:

- Building Permit data reflects all permits up to end of year 2018.

- Apartment units are defined as including traditional high rise apartment units as well as apartment-type multi-residential structures under 7 units (including triplexes and duplexes) and stacked townhouses. Generally, back-to-back towns were deemed to be at-grade development and therefore classified as a townhouse. (Source: Deloitte Residential Land Needs Technical Working Paper, Nov. 2013).

- The building permit data referenced in this report will not align with Building Permit AMANDA dataset, as unit count is not the objective of this reporting. Of note, the AMANDA dataset is to be completed in accordance with identified Census categories which are beyond the standard unit counts, and includes different definitions with respect to unit counts (ex: mobile homes).

   The dataset included in this report has been vetted and verified to remove errors, revise incorrect information and to address missing information.

Table 12 below outlines building permit activity for new construction and residential conversions as of 2018. In review, there has been a steady level of building permit activity averaging 2,288 units over the last 3 years, with an additional average of 159 units created through residential conversions from non-residential and / or additions / alterations resulting in the creation of additional units.

In combination of both new construction and residential conversions, the City averaged 2,447 new units.

Similar to the difference in numbers between Draft Approval and Registrations, Building permit activity and plan registration numbers will differ due to the lag time between plan registration and building permit / construction; and, as some developments will require additional planning approvals (i.e. Site Plan Control, Part Lot Control, etc.).

Notwithstanding, between January 2016 and end of year 2018, there were 2,137; 2,395; and 2,333 building permits issued for new construction of dwelling units, respectively. Additionally, there were 100; 214, and 162 additional dwelling units created through residential conversions over the same time period (Table 12).

From 2016 to end of year 2018, the form of development is varied and balanced, save and except for semi-detached development forms. In particular, the units are comprised of 40% townhouses; 30% apartment units; 27% single detached residential; and, 3% semi-detached (Figure 1).
Table 12: Building Permit Activity (2016 – 2018)

<table>
<thead>
<tr>
<th></th>
<th>New Construction</th>
<th>Residential Conversions</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2016</td>
<td>2017</td>
</tr>
<tr>
<td>Single Detached</td>
<td>831</td>
<td>523</td>
</tr>
<tr>
<td>Semi-Detached</td>
<td>84</td>
<td>94</td>
</tr>
<tr>
<td>Towns</td>
<td>886</td>
<td>1,012</td>
</tr>
<tr>
<td>Apts</td>
<td>336</td>
<td>766</td>
</tr>
<tr>
<td>TOTAL</td>
<td>2,137</td>
<td>2,395</td>
</tr>
</tbody>
</table>

Figure 1: Building Permit Activity Percentages by Dwelling Types – New Construction (2016 – 2018)

Figure 2: Building Permit Activity Volumes by Year and Dwelling Type – New Construction (2016 – 2018)
8.0 GROWTH WITHIN THE BUILT BOUNDARY (INTENSIFICATION)

NOTE:

- There is an inherent difference between the building permit data provided above and the below statistics pertaining to Growth within the Built Boundary, as the below dataset is a net representation of the building permit dataset, whereby it includes loss of units through conversions, alterations and/or demolitions with replacement.

Growth within the built boundary (Intensification) means the development of a property, site or area at a higher density than currently exists through the redevelopment, including the reuse of brownfield sites; the development of vacant and/or underutilized lots within previously developed areas; infill development; and the expansion or conversion of existing buildings (PPS 2014).

Over the last three years (2016 – 2018) based on new construction building permits and accounting for variations (i.e. demolition permits, non-residential permits, conversions, etc…), the net residential units created within the built boundary are 607; 659; and, 1,270 units respectively.

Lastly, an additional 1,576; 1,906; and, 1,270 residential units have been created outside of the built boundary for the same time period (2016 – 2018).

Accordingly, the percentage of intensification over the last three years is approximately 35%, which is slightly below the current 40% intensification requirement.

9.0 SUMMARY OF UNIT SUPPLY FORECAST

The Provincial Policy Statement (2014) directs planning authorities to provide for an appropriate range of housing types and densities required to meet projected requirements of current and future residents.

It requires Municipalities to maintain at all times land with servicing capacity sufficient to provide a three (3) year supply of housing through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

The following unit supply table is based on data as of the end of year 2018 within the Urban Area, but does not include lands zoned for residential intensification outside of a Draft Plan of Subdivision (Table 13).
Table 13: Unit Supply Table within the Urban Area

| City of Hamilton Unit Supply as of End of Year 2018 within the Urban Area |
|---------------------------------|--------|--------|--------|--------|--------|
| Units in Registered Plans (Vacant Lot Inventory) as of end of year 2018 | Single | Semi-Detach | Townhouse | Apartment | Total |
| 989 | 36 | 2,039 | 1,568 | 4,632 |
| Units in Draft Approved Plans as of end of year 2018 | 2,855 | 464 | 2,446 | 5,693 | 11,458 |
| TOTAL APPROVED UNIT SUPPLY | 3,844 | 500 | 4,485 | 7,261 | 16,090 |
| Units in 2019 Priority Processing for Draft Plan Approval | 18 | 54 | 337 | 1,406 | 1,815 |
| TOTAL PENDING UNIT SUPPLY | 3,862 | 554 | 4,822 | 8,667 | 17,905 |

Note: Table 13 has been updated to reflect changes in the total number of registered units as result of additional development applications where known, such as, but not limited to: Site Plans, Part Lot Control and Draft Plans of Condominium.

In addition, unlike GRIDS and GRIDS II studies, the Vacant Unit Supply for Staging of Development includes the projected 2017 Draft Approvals and corresponding associated units.

Based on the City’s housing unit forecast for the period between 2016 – 2021 a total of 8700 units are required to meet the 3 year supply, with approximately 2900 units required to be constructed annually.

As of the end of year 2018, the inventory of vacant lots in registered plans was 4,632 units and the draft approved inventory was 11,458 units, for a total registered and draft plan inventory of 16,090 units (Table 13). Including the 1,815 units that are anticipated to receive draft approval in 2019, the City’s average for building permits from 2016 to 2018 was 2,447 new units.

Accordingly, the City would have approximately 7.3 years of supply for housing (Based on above combined average, which does not include lands zoned for residential intensification outside of a Draft Plan of Subdivision).

10.0 CONSULTATION WITH DEVELOPMENT INDUSTRY

Drafting of the staging report involves consultation with the stakeholders. On April 19, 2018 stakeholders were consulted for their input in terms of their short term future development intentions and the identification of potential municipal financing for capital infrastructure. From the information received a “DRAFT” Staging of Development Plan (2019 – 2022) was prepared taking into consideration a number of criteria in establishing the staging sequence.

The recommended Staging of Development Plan is presented in Tables 1 and 3.
11.0 INFRASTRUCTURE TO SUPPORT GROWTH

Growth generally impacts the municipal infrastructure systems. New developments and redevelopments will require extension of municipal services such as sanitary sewage, storm drainage, waterworks, and roads. Growth may also require that the existing infrastructure be expanded or upsized to accommodate expansion and continued growth. It is important to identify, plan and have the available infrastructure required to support the growth.

The Staging of Development program is used to assist in the development of a comprehensive, multi-year Capital Works program in order to ensure adequate infrastructure is in place to support growth in the City. The City’s 10 year Capital Budget forecast is for a 10 year projection and includes a list of planned projects, by year and does not constitute approval and only reflects the City’s priorities at the date of the adoption of the budget albeit it will provide developers certainty on the timing of their developments. Projects must still receive Council approval and allocation in each given year.

12.0 2019 – 2022 DEVELOPMENT CHARGE FUNDED CAPITAL BUDGET HIGHLIGHTS

New developments and redevelopment projects are responsible for its proportionate share of the cost of the municipal infrastructure systems expansions to serve the developments. This is the underlying philosophy of the Development Charges By-Law for 2019 to 2013. The proposed 2019 – 2022 Development Charged funded Capital Budget Highlights is summarized in the Table below (Table 14).

Table 14: 2019 – 2022 DC Funded Capital Budget Highlights

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Category</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 DC014 Wastewater Pump Station Upgrades Provide additional capacity to service balance of growth in Waterdown South</td>
<td>Wastewater Capacity</td>
<td>Completion of upgrades in 2020</td>
</tr>
<tr>
<td>2 Centennial Road Trunk Sanitary Sewer (Green Mountain Road to RR 56) Convey flows from Binbrook and ROPA 9 lands in Upper Stoney Creek</td>
<td>Wastewater</td>
<td>Sewer to be fully commissioned in Q4-2019</td>
</tr>
<tr>
<td>3 HC058 Wastewater Pump station Upgrades Provide additional capacity to service growth in Binbrook</td>
<td>Wastewater Capacity</td>
<td>Station upgrades complete in 2019 and commissioning to occur after the Centennial Trunk Sanitary Sewer is operational</td>
</tr>
<tr>
<td>Project Description</td>
<td>Category</td>
<td>Status</td>
</tr>
<tr>
<td>-------------------------------------------------------------------------------------</td>
<td>------------</td>
<td>------------------------------------------------------------------------</td>
</tr>
<tr>
<td><strong>4</strong> Dickenson/Golf Club Road Trunk Sanitary Sewer</td>
<td>Wastewater</td>
<td>Projected completion in 2024/2025</td>
</tr>
<tr>
<td>Convey flows from the AEGD and southern portions of the Red Hill Business Park to</td>
<td></td>
<td></td>
</tr>
<tr>
<td>the Centennial Trunk Sewer</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>5</strong> Nash Trunk Watermain from Escarpment to Mud Street Feedermain to provide</td>
<td>Water</td>
<td>Co-ordinated approach to the delivery of infrastructure (Red Hill</td>
</tr>
<tr>
<td>supply to service growth in the South-East Mountain and AEGD area</td>
<td></td>
<td>Phase 3 and 4); completion in 2019</td>
</tr>
<tr>
<td><strong>6</strong> Mewburn Stormwater Management Facility</td>
<td>Stormwater</td>
<td>Construction in 2019</td>
</tr>
<tr>
<td>Facility will manage stormwater for new developments in the Sheldon and Mewburn</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Neighbourhoods</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>7</strong> Stormwater Management Facilities</td>
<td>Stormwater</td>
<td>Co-ordinated approach to the delivery of infrastructure</td>
</tr>
<tr>
<td>New facilities within new developments to manage stormwater</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>8</strong> Elfrida Subwatershed Study</td>
<td>Study</td>
<td>Study temporarily suspended until GRIDS 2 and Municipal Comprehensive</td>
</tr>
<tr>
<td>Study to manage water resources and protect, rehabilitate and enhance the environment and support development of a Secondary Plan for the Elfrida lands</td>
<td></td>
<td>Review is completed</td>
</tr>
<tr>
<td><strong>9</strong> Barton Street/Fifty Road Class EA</td>
<td>Study – Schedule ‘C’ MCEA</td>
<td>Study completion in 2020</td>
</tr>
<tr>
<td>Study to identify corridor improvements to address future demands (Fruitland-</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Winona Secondary Plan) on Barton Street and Fifty Road</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>10</strong> Highway No. 8 Class EA (Fruitland Road to Fifty Road)</td>
<td>Study – Schedule ‘C’ MCEA</td>
<td>Study completion in 2020</td>
</tr>
<tr>
<td>Study to identify corridor improvements to address future demands (Fruitland-</td>
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<tr>
<td>Winona Secondary Plan) on Highway No. 8</td>
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<tr>
<td>Project Description</td>
<td>Category</td>
<td>Status</td>
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<tr>
<td>-----------------------------------------------------------------------------------</td>
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<td>-----------------------------</td>
</tr>
<tr>
<td>11 Block Servicing Strategy – Block 1 within Fruitland-Winona Secondary Plan</td>
<td>Study – Schedule ‘C’ MCES</td>
<td>Study completion in 2019</td>
</tr>
<tr>
<td>including Gordon Dean Avenue Phase 3 &amp; 4 EA</td>
<td></td>
<td></td>
</tr>
<tr>
<td>12 Block Servicing Strategy – Block 3 within Fruitland-Winona Second Plan</td>
<td>Study</td>
<td>Study completion in 2019</td>
</tr>
<tr>
<td>13 Upper Red Hill Valley and Twenty Road Extension Class EA</td>
<td>Study – Schedule ‘C’ MCEA</td>
<td>Study completion in 2020</td>
</tr>
<tr>
<td>Network improvements to support development of the business park lands</td>
<td></td>
<td></td>
</tr>
<tr>
<td>14 PD 7 Elevated Water Storage Facility and Booster Pumping Station</td>
<td>Study – Schedule ‘B’ MECA</td>
<td>Study completion in 2019</td>
</tr>
<tr>
<td>Study to identify location for a new elevated water reservoir and booster</td>
<td></td>
<td></td>
</tr>
<tr>
<td>pump station to support anticipated growth in Upper Stoney Creek and Elfrida lands</td>
<td></td>
<td></td>
</tr>
<tr>
<td>15 Ancaster Elevated Water Storage Facility</td>
<td>Study – Schedule ‘B’ MCEA</td>
<td>Study completion in 2019</td>
</tr>
<tr>
<td>Study to identify location for a new elevated water reservoir to support</td>
<td></td>
<td></td>
</tr>
<tr>
<td>growth in Ancaster and to provide added security and operational flexibility</td>
<td></td>
<td></td>
</tr>
<tr>
<td>16 Southcote Road Class EA (Garner Road to Golf Links Road)</td>
<td>Study – Schedule ‘C’ MCEA</td>
<td>Study completion in 2019</td>
</tr>
<tr>
<td>Study to identify improvements to address transportation issues</td>
<td></td>
<td></td>
</tr>
<tr>
<td>17 Mohawk Road Class EA (Lime Kiln/McNiven to Highway 403)</td>
<td>Study – Schedule ‘C’ MCEA</td>
<td>Study completion in 2019</td>
</tr>
<tr>
<td>Study to identify road improvements</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18 Dickenson Road Class EA (Upper James Street to Glancaster Road)</td>
<td>Study – Schedule ‘C’ MCEA</td>
<td>Study completion in 2020</td>
</tr>
<tr>
<td>Study to identify road improvements to support planned growth in the AEGD</td>
<td></td>
<td></td>
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</table>
## DEVELOPMENT CHARGE FUNDED CAPITAL BUDGET HIGHLIGHTS FOR 2019 – 2022

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Category</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>19 Glancaster Road Class EA (Garner Road to Dickenson Road) Study to identify road improvements to support planned growth in the AEGD</td>
<td>Study – Schedule ‘C’ MCEA</td>
<td>Study initiation in 2019</td>
</tr>
<tr>
<td>20 Book Road Class EA (Glancaster Road to Hwy 6) Study to identify road improvements to support planned growth in the AEGD</td>
<td>Study – Schedule ‘C’ MCEA</td>
<td>Study to commence in 2020</td>
</tr>
<tr>
<td>21 Southcote Road Class EA (Garner Road to Book Road) Study to identify road improvements to support planned growth in the AEGD</td>
<td>Study – Schedule ‘C’ MCEA</td>
<td>Study to commence in 2021</td>
</tr>
<tr>
<td>22 Highland Road Improvements (Winterberry Drive to Upper Red Hill Valley Parkway) Road urbanization widening from 2 lanes to 3 lanes</td>
<td>Road Improvements</td>
<td>Co-ordinated approach to the delivery of infrastructure (Central Park); completion in 2020</td>
</tr>
<tr>
<td>23 Upper Mount Albion Road Improvements (Rymal Road East to Highland Road) Road urbanization to an urban cross section</td>
<td>Road Improvements</td>
<td>Co-ordinated approach to the delivery of infrastructure (Central Park); completion in 2020</td>
</tr>
<tr>
<td>24 Highland Road Improvements (Upper Red Hill Valley Parkway to Pritchard) Road urbanization from a rural to an urban cross section</td>
<td>Road Improvements</td>
<td>Completion in 2019</td>
</tr>
<tr>
<td>25 First Road West Improvements (Green Mountain Road to Mud Street) Road urbanization from a rural to an urban cross section</td>
<td>Road Improvements</td>
<td>Co-ordinated approach to the delivery of infrastructure (Red Hill Phase 3 and 4); completion in 2019</td>
</tr>
<tr>
<td>26 Mid-Block Road (Burke) and Mountain Brow Road 4 lane urban roadway</td>
<td>New Road/Road Improvements</td>
<td>Co-ordinated approach to the delivery of infrastructure (Waterdown Bay Phase 2); completion in 2020</td>
</tr>
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</table>
Table 14: 2019 – 2022 DC Funded Capital Budget Highlights - CONTINUED

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Category</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>27 East-West Road (North Waterdown Drive) New 4 lane roadway within Waterdown North Development lands</td>
<td>New Road</td>
<td>First segment from Mosiac to 910m easterly to be constructed in 2019 Co-ordinated approach to the delivery of remaining segments (Park Place Phase 2 and Silverwood)</td>
</tr>
<tr>
<td>28 East-West Road (North Waterdown Drive) New 4 lane roadway from Centre Road to Avonysde Road</td>
<td>New Road</td>
<td>Construction scheduled for 2021</td>
</tr>
<tr>
<td>29 Waterdown Road Improvements (Mountain Brow Road to Craven Avenue) Road improvements from 2 lane rural cross section to urban 4 lane cross section to address road capacity demands in Waterdown</td>
<td>Road Improvements</td>
<td>Advance Construction works in 2021 and road improvements for late 2021/2022</td>
</tr>
<tr>
<td>30 Rymal Road East (Fletcher Road to Upper Centennial) and RR 56 (Rymal Road East to south limit of ROPA 9) Road urbanization and widening to support developments in the south-east mountain</td>
<td>Road Improvements</td>
<td>Construction in late 2019/2020</td>
</tr>
<tr>
<td>31 Nebo Road Improvements (Rymal Road East to Twenty Road East) Road improvements from rural to industrial standard to support growth in the Red Hill Business Park</td>
<td>Road Improvements</td>
<td>Project identified for 2021</td>
</tr>
<tr>
<td>32 Dartnall Road Extension (Twenty Road to Nebo Road) New 4 lane arterial road</td>
<td>New Road</td>
<td>Project programmed for 2022</td>
</tr>
</tbody>
</table>
APPENDIX A

STAGING OF DEVELOPMENT MAPS 2020 – 2022 AND NO TIMING IDENTIFIED
Notes:

1. Refer to Staging Report for specific subdivision information
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PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
GIS - PLANNING AND ANALYSIS

Date: 01000 2000 Meters
Notes:

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PDA-1
Ancaster

Date: June 17, 2019

Legend

- Niagara Escarpment
- Transmission Line
- Anticipated Draft Approval in 2019
- Anticipated Draft Approval in 2020
- Anticipated Draft Approval in 2021
- Anticipated Draft Approval in 2022
- No Timing Identified
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- Rural Settlement Boundary
- Urban Boundary
- John C. Munro International Airport
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Flamborough Development

- Kerncliffe Heights
- Silverwood Homes, Ph.2-3
- Freelton Subdivision
- 609 & 615 Hamilton Street N
- Alayche Estates
- 43 Highway 5 West

Legend
- Niagara Escarpment
- Transmission Line
- Anticipated Draft Approval in 2019
- Anticipated Draft Approval in 2020
- Anticipated Draft Approval in 2021
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Flamborough

Date: June 17, 2019

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Date: June 17, 2019

Glanbrook Development

- 25T200715: Mount Hope Terrace Addition, Ph.2
- 25T201505: Silverbirch Meadows
- 25T85002: Greenbriar Industrial Park
- 25T90015: McNally Industrial Park
- 25T200002: Di Cenzo Industrial Subdivision
- 25T201807: Corbett

Legend
- Niagara Escarpment
- Transmission Line
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- Anticipated Draft Approval in 2020
- Anticipated Draft Approval in 2021
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John C. Munro International Airport

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Notes:

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PDA-6
Hamilton East

Date: June 17, 2019
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PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
GIS - PLANNING AND ANALYSIS

Date:
0
500
1000
1500
Meters

Legend
- Niagara Escarpment
- Transmission Line
- Anticipated Draft Approval in 2019
- Anticipated Draft Approval in 2020
- Anticipated Draft Approval in 2021
- Anticipated Draft Approval in 2022
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- Community Boundary
- Rural Settlement Boundary
- Urban Boundary

Hamilton West

PDA-7

Date:
June 17, 2019

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Residential
Residential/Commercial

25T201803 James Mount Extension

25T201902 Cardinal Heights

25T201605 Waterfront Pier 8

Hamilton West Development

Legend
Notes:
1. Refer to Staging Report for specific subdivision information
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Lower Stoney Creek

Date: June 17, 2019

Legend
- Niagara Escarpment
- Transmission Line
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- Anticipated Draft Approval in 2020
- Anticipated Draft Approval in 2021
- Anticipated Draft Approval in 2022
- No Timing Identified
- Community Boundary
- Rural Settlement Boundary
- Urban Boundary

Lower Stoney Creek Development

<table>
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<tr>
<th>Residential</th>
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<tbody>
<tr>
<td>25T201703</td>
<td>Newport Yacht Club - Phase 4</td>
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<tr>
<td>25T201711</td>
<td>Branthaven Winona Hills</td>
</tr>
<tr>
<td>25T201804</td>
<td>Myst</td>
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<tr>
<td>25T201901</td>
<td>Barton Estates</td>
</tr>
<tr>
<td>25T201904</td>
<td>Trillium Housing - 1288 Baseline Rd</td>
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Stoney Creek Mountain Development

- Residential
  - 25T201503 165 Upper Centennial Parkway
  - 25T201608 56 Highland Road
  - 25T201609 1809-1821 Rymal Road East
  - 25T201611 Nash Neighborhood - Phase 2
  - 25T201612 Nash Neighborhood - Phase 3
  - 25T201701 City View Estates
  - 25T201903 Trillium Housing - 15 Picardy Dr

Legend
- Niagara Escarpment
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Stoney Creek Mountain

Date:
June 17, 2019

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PS-1

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Date: June 17, 2019
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Binbrook

Legend
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Notes:

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
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PS-2

Binbrook Development

<table>
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<tr>
<th>Residential</th>
<th>0 200 400 600 Meters</th>
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<tbody>
<tr>
<td>25T200610 Caterini Subdivision - Phase 2</td>
<td>0 200 400 600 Meters</td>
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<tr>
<td>25T201405 3105 Fletcher Road</td>
<td>0 200 400 600 Meters</td>
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June 17, 2019
PS-3

Date: June 17, 2019

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Date:
June 17, 2019

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
GIS - PLANNING AND ANALYSIS

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- Glanbrook Development
- Residential
  - 25T-92009 Mountville Estates - Phase 3
  - 25T-200522 Kopper Meadow - Phase 2b
  - 25T-201302 Kopper Meadow - Phase 4
  - 25T-200723 Lancaster Heights - Phase 1 (AKA Mountaingate)
  - 25T-201603 9890-9906 Twenty Road West
  - 25T-201801 Branthaven Mount Hope
- Industrial/Commercial
  - 25T-80024 Glanbrook Industrial Park
  - 25T-85003 Greenleaf Industrial Park
  - 25T-88026 Glanbrook Commercial Park

**Legend**
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- Transmission Line
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PS-7
Hamilton West

Date:
June 17, 2019

Legend
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- Timing for Servicing of Anticipated Draft Approvals in 2020
- Timing for Servicing of Anticipated Draft Approvals in 2021
- Timing for Servicing of Anticipated Draft Approvals in 2022
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Lower Stoney Creek

Legend
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June 17, 2019
Notes:
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Planning and Economic Development Department

Development Engineering Division

Special Considerations

Development Timing: 2016+
Funding Available: N/A
Year Capitalized: N/A
Processing Priority: N/A

Planning

Subject to Hamilton Creek Stormwater Study and NEGP Transportation

Special Considerations

Development Timing: 2016+
Funding Available: N/A
Year Capitalized: N/A
Processing Priority: N/A

Planning

Subject to NEGP Secondary Plan, Neighborhood Plan, Transportation Plan, Hamilton Creek Stormwater Study, and Trinity Counseling Board.

Development Changes

(Quantities and areas are based on the unincorporated portion of the plan)

Total DC Revenue: $3,635,737.76
Total DC Expenditure: $2,904,573.76

5 Units - 5 units
1 Block - 1 unit
0 Units - 0 units

Legend

Industrial
Single Family
Land Use

Application Information

City of Hamilton

Application Number: 2T-80024
Application Status: 05-15-1991
Application Number: 30-164, 1992
Application Status: Draftee Approved

Application Number: 2T-80024
Application Status: Approved

Application Number: 2T-80024
Application Status: Approved

Application Number: 2T-80024
Application Status: Approved
### Planning and Economic Development Department

**Special Considerations**

- **Development Timing:** 2018
- **Funding Available:** N/A
- **Ferry Capital:** N/A
- **Processing Priority:** N/A

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### Seating Information

<table>
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<th>Total DC Revenues</th>
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<td>$9,520,744.00</td>
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### Development Changes

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Total DC Revenues</th>
<th>Total DC Expenditures</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$8,724,748.10</td>
<td>$9,520,744.00</td>
</tr>
<tr>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

---

### Land Use

- **Application Information**
  - **Submitter:** 25-A-R-1555
  - **Date Approved:** 2/9/2003
  - **Proposed District:** Commercial Industrial Park, Glendale
  - **Application Number:** 20T-85003

---

**For units to be developed under subdivision application**

City of Hamilton

---
<table>
<thead>
<tr>
<th>Plan Type</th>
<th>Land Use</th>
<th>7.7.4.1.00</th>
<th>7.7.4.3.30</th>
</tr>
</thead>
<tbody>
<tr>
<td>Basement</td>
<td>None</td>
<td>1.1.1.00</td>
<td>2.3.3.5.00</td>
</tr>
<tr>
<td>Residential</td>
<td>Land Use</td>
<td>7.7.4.1.00</td>
<td>7.7.4.3.30</td>
</tr>
<tr>
<td>Master Plan</td>
<td>Residential</td>
<td>7.7.4.1.00</td>
<td>7.7.4.3.30</td>
</tr>
</tbody>
</table>

**Special Considerations:**
- 12.6.6.4.00
- 7.7.4.1.00
- 2.3.3.5.00

**Development Changes:**
- Total DC Revenue: 7.7.4.1.00
- Total DC Expenditure: 7.7.4.3.30
- External Capital: 7.7.4.1.00
- Internal Capital: 7.7.4.3.30
- DC Expenditure: 7.7.4.1.00
- DC Expenditure: 7.7.4.3.30

<table>
<thead>
<tr>
<th>Plan Type</th>
<th>Land Use</th>
<th>7.7.4.1.00</th>
<th>7.7.4.3.30</th>
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**Special Considerations:**
- 12.6.6.4.00
- 7.7.4.1.00
- 2.3.3.5.00

**Development Changes:**
- Total DC Revenue: 7.7.4.1.00
- Total DC Expenditure: 7.7.4.3.30
- External Capital: 7.7.4.1.00
- Internal Capital: 7.7.4.3.30
- DC Expenditure: 7.7.4.1.00
- DC Expenditure: 7.7.4.3.30

**Application Information:**
- Submission Status: 7.7.4.1.00
- DC Plan Approved: 7.7.4.3.30
- Application Status: 7.7.4.1.00
- Application Number: 7.7.4.3.30
- Nash Corner Heights South - Phase 2, Hamilton
- Zoning: 2.3.3.6.03
- Application: 7.7.4.1.00
- Date of Development Program: 7.7.4.3.30

**City of Hamilton**

**Development Engineering Department Division**

**Planning and Economic Development Department**
Special Considerations

Development Time: 2016

Funding Approved: N/A

Year Capitalized: N/A

Processing Time: N/A

Development Charges

$2.246.873.70
Total DC Revenue:

$0.00
Total DC Expenditure:

$0.00

$2.246.873.70
External Capital:

$0.00
Internal

Application Information

Submission Date: 24-Jan-2023

City of Hamilton

Land Use: Commercial/Industrial

Application Number: 24T-88030

Anchor Road Industrial Park, Hamilton

For lands to be developed under subdivision applications
**Special Considerations**

<table>
<thead>
<tr>
<th>Development Timeframe:</th>
<th>2015+</th>
</tr>
</thead>
<tbody>
<tr>
<td>Funding Approved:</td>
<td>TBD</td>
</tr>
<tr>
<td>Year Capital:</td>
<td>N/A</td>
</tr>
<tr>
<td>Processing Period:</td>
<td>2015+</td>
</tr>
</tbody>
</table>

**Shadow Information**

<table>
<thead>
<tr>
<th>DC Revenue:</th>
<th>$399,869.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>SOF Service:</td>
<td>$398,177.00</td>
</tr>
<tr>
<td>Land Service:</td>
<td>$1,915.62</td>
</tr>
<tr>
<td>DC Expenditure:</td>
<td>$398,177.00</td>
</tr>
</tbody>
</table>

**Development Charges**

<table>
<thead>
<tr>
<th>Land Use</th>
<th>14.2 units</th>
<th>265 units</th>
<th>42 units</th>
<th>26 units</th>
<th>17 units</th>
<th>0 units</th>
<th>0 units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family</td>
<td>9 units</td>
<td>Total: 9 units</td>
<td>Total: 14.2 units</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Land Use</td>
<td>9 units</td>
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<td>Total: 14.2 units</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
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**Application Information**

**Residential**

- **Application Status**: Pending
- **Subdivision Status**: 2T-80031
- **Development Period**: 2T-NOV 2019
- **Application Name**: Sandringham Gardens - Phase 2, Hamilton
- **Application Number**: 2T-80031
- **Application Information**: For land to be developed under subdivision application
- **City of Hamilton**: Hamilton

**Residential**

- **Application Status**: Pending
- **Subdivision Status**: 2T-80031
- **Development Period**: 2T-NOV 2019
- **Application Name**: Sandringham Gardens - Phase 2, Hamilton
- **Application Number**: 2T-80031
- **Application Information**: For land to be developed under subdivision application
- **City of Hamilton**: Hamilton
### Special Considerations

**Planning:**
- Lame:
  - None
- Demolition to Other:
  - None
- Related Applications:
  - None

**Finance:**
- None
- Revenue and Any Related SWM:
  - None
- Financials:
  - None
- Requested Improvements for Stormwater Exclusion of Area:
  - None

### Development Changes

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Industrial</th>
</tr>
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<tbody>
<tr>
<td>Total in Development Plan</td>
<td>21 units</td>
</tr>
<tr>
<td>2 Blocks of 1 Unit</td>
<td>3 units</td>
</tr>
<tr>
<td>4 Blocks of 0 units</td>
<td>0 units</td>
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**Planning:**
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<td>0 units</td>
</tr>
</tbody>
</table>
### Special Considerations

<table>
<thead>
<tr>
<th>Development Timing:</th>
<th>2014</th>
</tr>
</thead>
<tbody>
<tr>
<td>Funding Approached:</td>
<td>N/A</td>
</tr>
<tr>
<td>Total Capital:</td>
<td>$49,842.39</td>
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<tr>
<td>Processed Project:</td>
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<tr>
<td>Extranet:</td>
<td>N/A</td>
</tr>
<tr>
<td>DC Expenditure:</td>
<td>N/A</td>
</tr>
<tr>
<td>Development Changes:</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Development Changes

|                | 102  |
|                |      |
| Single Family  |      |
| 1 Bedroom      |      |
| 2 Bedrooms     |      |
| 3 Bedrooms     |      |
| Total in Plan  |      |
| Unmet in Plan  |      |

### Land Use

- Residential

### Submission & Approval

- Submission Status: 06/25/2000
- Hamilton, Romney
- Land Use: Residential
- 150 units
- 102 units
- 25% Single Family
- 33% 1 Bedroom
- 33% 2 Bedroom
- 13% 3 Bedroom

---

### Special Considerations

- Subject torezoning Neighborhood Plan: City-wide Stormwater Master Plan.

### Special Considerations

- Land Use:
  - Residential
- Development Timing: 2014
- Funding Approached: N/A
- Total Capital: $49,842.39
- Processed Project: N/A
- Extranet: N/A
- DC Expenditure: N/A

### Development Changes

- Single Family: 102 units
- 1 Bedroom: 23 units
- 2 Bedroom: 23 units
- 3 Bedroom: 13 units
- Total in Plan: 102 units
- Unmet in Plan: 0 units
Lands:
Dependent on Other

Revised Application:
None

Financial:
None

Planning:
None

Special Considerations:

Development Timing: 2012
Funding Approved: N/A
Total Capital:

Development Charges:

Single-Family Homes: 0 units
Single-Story Units: 0 units
Multi-Unit Homes: 0 units

Total Capital:

Land Use:
Residential

Application Information:
Date of Development Program: 2002
Date of Application: 2002
Application Number: 20020204
Name and Location: 20020204 HAMILTON
Designated Industrial Park, Stony Creek

Summary:

Financial:
None

Planning:
None

Special Considerations:

Development Timing: 2012
Funding Approved: N/A
Total Capital:

Development Charges:

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Multi-Unit Homes: 0 units

Total Capital:
Land: None
Dependants or Other: None
Related Applications: None
Financial:

Traffic: Stream system upgrades to SWY pond south of Dundas Street
Traffic Impacts: No
development or connection to Dundas Street and

Planning

Special Considerations:

Development Timing: 2016+
Funding Approval: 2005/06
Year Completed: N/A

Signage Information:

<table>
<thead>
<tr>
<th>Total DC Revenue:</th>
<th>2005.92</th>
</tr>
</thead>
<tbody>
<tr>
<td>DC Expenditure:</td>
<td>0.00</td>
</tr>
<tr>
<td>External Charges</td>
<td>0.00</td>
</tr>
<tr>
<td>Intalation Expen.</td>
<td>0.00</td>
</tr>
<tr>
<td>Development Charges</td>
<td>0.00</td>
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</table>

Land Use:

Commercial

Submission Status: 08-MAR-2006
City of Hamilton

Application Information:

For lands to be developed under subdivision applications

Staging of Development Program

City of Hamilton
<table>
<thead>
<tr>
<th>Development Charges</th>
<th></th>
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<tbody>
<tr>
<td>SOIL SERVICE</td>
<td>$99,141.28</td>
</tr>
<tr>
<td>UTILITY</td>
<td>$99,141.28</td>
</tr>
<tr>
<td>DC REVENUE</td>
<td>$255,141.28</td>
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</table>

| Total DC Revenue:  | $255,141.28 |

| Total DC Expenditure:  | $0.00 |

Transmittal Date: 2010

Processing Dates: N/A

Funding Approved: N/A

Year Capitalized: N/A

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<tr>
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</table>

<table>
<thead>
<tr>
<th>Single Family</th>
<th>2 A Bedrooms - 1 Bathroom</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 A Bedrooms - 1 Bathroom</td>
<td></td>
</tr>
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<td>1 A Bedrooms - 1 Bathroom</td>
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<td>1 A Bedrooms - 1 Bathroom</td>
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<table>
<thead>
<tr>
<th>Land Use</th>
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<tbody>
<tr>
<td>Residential</td>
<td>0</td>
</tr>
<tr>
<td>Commercial</td>
<td>0</td>
</tr>
<tr>
<td>Storm Water Management Pond</td>
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<tr>
<td>Storm Water Management Pond</td>
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<td>Open Space</td>
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<tr>
<td>Park</td>
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<td>Institutional</td>
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<tr>
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<td>Application Status: Dan Approved, Paul Approved, Ready for Issuance</td>
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City of Hamilton

For lands to be developed under subdivision applications.

Acaster Meadows - Phase I, Acaster

Application Information: 25T200405
Special Considerations

- Development Timing: 2016
- Funding Approved: 2017
- Year Completed: NA
- Processing Phase: 2015

Standing Information

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<tr>
<td>2016</td>
<td>$5,000,000.00</td>
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Development Changes

- Single Family
- 11 units
- 11 units
- 20 units
- 20 units

Land Use: Residential

Application Information

- Subdivision Section: 06-02-006
- Date Plan Approved: 05/04/2016
- Application Number: 2016-006
- Application Date: 05/04/2016

City of Hamilton

For lands to develop under subdivision agreements
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<thead>
<tr>
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<th>Description</th>
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</thead>
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<tr>
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<td>0 units</td>
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<tr>
<td>Commercial</td>
<td>9 units</td>
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<td>Multi-Family</td>
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<tr>
<td>Industrial</td>
<td>1 unit</td>
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**Development Information**

- **Total DC Expenditure:** $2,492,900
- **Development Charges:** $2,238,376.90
- **Total DC Revenue:** $2,960,982.00

**Special Considerations**

- Development Timing: 2015
- Funding Approved: N/A
- Year Capitalized: 2015
- Processing Period: 2015

**Planning**

- Staged Earthen Fill
- Plan Elevation Design
- Plan Baffles
- Swale
- Ponding
- ESA
- Storm Water Management Plan
- Earth Management Plan
- Fire Protection
- Utility Design
- Survey
- Plan Check
- Subdivision

**Financial**

- Survey
- Plan Check
- Subdivision
- Fire Protection
- Utility Design
- Survey
- Plan Check
- Subdivision

**Application Information**

- Application Number: 201500610
- Application Date: 3-4-2016
- Application Type: Single Approved/Permitted
- Name and Location: Hamilton
- City of Hamilton
Planning and Economic Development Department
Development Engineering Division

Special Considerations

Development Timing:
+ 2015
Funding Approved:
TBD
Year Capital
+ 2015

Planning Information

Financial:

Finally, the statement mentions that the project has been identified in the 2009 DC Budgeting Study. The financial details include:

52,985,000
857,700.00
25,976,000
53,455,000
50,000

Development Changes

Addition of New Services

In terms of land use, the plan includes:

Residential
Todays Plan
Woodman Manor - Phase 1, Acreage
City of Hamilton

Application Information

For more information or to be developed under submission application
"Woodman Manor - Phase 1, Acreage"
257200612
Hamiton

Additional Services

The plan also notes the addition of new services, including:

Stream Water Management Plan
City of Hamilton
**Special Considerations**

<table>
<thead>
<tr>
<th>Development Category</th>
<th>Development Time</th>
<th>Funding Approved</th>
<th>Year</th>
<th>Funding Project</th>
<th>Processing Project</th>
<th>Processing Date</th>
<th>Total DC Revenue</th>
<th>Total DC Expenditure</th>
<th>Land Use</th>
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<td>$4,079,582.00</td>
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<td></td>
<td>$5,320,000.00</td>
<td>$1,986,000.00</td>
<td>Healthy Living</td>
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<td></td>
<td></td>
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<td></td>
<td>$5,320,000.00</td>
<td>$1,986,000.00</td>
<td>Beautiful Residential</td>
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**Development Charges**

<table>
<thead>
<tr>
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<th>Development Category</th>
<th>Year</th>
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<th>Processing Project</th>
<th>Processing Date</th>
<th>Total DC Revenue</th>
<th>Total DC Expenditure</th>
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</thead>
<tbody>
<tr>
<td></td>
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<td>$1,360,000.00</td>
<td>$980,000.00</td>
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<td>$980,000.00</td>
<td>$980,000.00</td>
<td>$1,360,000.00</td>
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</table>

**Application Information**

- Application Number: 2T120070
- Application Date: 2012-05-04
- Application Status: Pending
- Application Fee: $25,000.00
- Application Description: Resubmission

**City of Hamilton**
**Planning Information**

- **Development Timing:** 2014
- **Funding Approved:** TBD
- **Year Capital:** N/A
- **Process Information:**

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<thead>
<tr>
<th>Process</th>
<th>Status</th>
<th>Information</th>
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</thead>
<tbody>
<tr>
<td>Initial</td>
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</tr>
<tr>
<td>DC Expenditure</td>
<td>$19,987,796</td>
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<tr>
<td>DC Revenue</td>
<td>$23,732,979</td>
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</tr>
<tr>
<td>12 units</td>
<td>2 units</td>
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<tr>
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<td>0 units</td>
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<tr>
<td>Total in Phase</td>
<td>12 units</td>
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<table>
<thead>
<tr>
<th>Development Charges</th>
<th>$23,732,979</th>
</tr>
</thead>
<tbody>
<tr>
<td>12 units</td>
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<tr>
<td>12 units</td>
<td>0 units</td>
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<tr>
<td>Total in Phase</td>
<td>12 units</td>
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</table>

**Special Considerations**

Development: 2014

Funding Approved: TBD

Year Capital: N/A

Processing Phase:

1. Initial
2. DC Expenditure
3. DC Revenue

<table>
<thead>
<tr>
<th>Process</th>
<th>Status</th>
<th>Information</th>
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</thead>
<tbody>
<tr>
<td>Initial</td>
<td></td>
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<tr>
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<tr>
<td>Total in Phase</td>
<td>12 units</td>
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</table>

**Development Charges**

| 12 units | 2 units |
| 12 units | 0 units |
| Total in Phase | 12 units |

**Planning Information**

- **Development Timing:** 2014
- **Funding Approved:** TBD
- **Year Capital:** N/A
- **Process Information:**

<table>
<thead>
<tr>
<th>Process</th>
<th>Status</th>
<th>Information</th>
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</thead>
<tbody>
<tr>
<td>Initial</td>
<td></td>
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</tr>
<tr>
<td>DC Expenditure</td>
<td>$19,987,796</td>
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<td>DC Revenue</td>
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</tr>
<tr>
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<td>2 units</td>
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<td>0 units</td>
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<tr>
<td>Total in Phase</td>
<td>12 units</td>
<td></td>
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</table>

**Development Charges**

| 12 units | 2 units |
| 12 units | 0 units |
| Total in Phase | 12 units |

**Planning Information**

- **Development Timing:** 2014
- **Funding Approved:** TBD
- **Year Capital:** N/A
- **Process Information:**

<table>
<thead>
<tr>
<th>Process</th>
<th>Status</th>
<th>Information</th>
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<tbody>
<tr>
<td>Initial</td>
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<tr>
<td>DC Expenditure</td>
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<tr>
<td>DC Revenue</td>
<td>$23,732,979</td>
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<tr>
<td>12 units</td>
<td>2 units</td>
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<tr>
<td>Total in Phase</td>
<td>12 units</td>
<td></td>
</tr>
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</table>

**Development Charges**

| 12 units | 2 units |
| 12 units | 0 units |
| Total in Phase | 12 units |

**Planning Information**

- **Development Timing:** 2014
- **Funding Approved:** TBD
- **Year Capital:** N/A
- **Process Information:**

<table>
<thead>
<tr>
<th>Process</th>
<th>Status</th>
<th>Information</th>
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<tbody>
<tr>
<td>Initial</td>
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<tr>
<td>DC Expenditure</td>
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<tr>
<td>Total in Phase</td>
<td>12 units</td>
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**Development Charges**

| 12 units | 2 units |
| 12 units | 0 units |
| Total in Phase | 12 units |
**Subject:** MOwn Hope Urban Development Area Plan

**Planning:**

**Special Considerations**

- Development Timing: 2016
- Funding Approved: N/A
- Year Capital
- Process Plan: 2015

| Development Charges | 2015.00
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<tbody>
<tr>
<td>Total DC Revenue</td>
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<tr>
<td>DC Expenditure</td>
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<tr>
<td></td>
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</tbody>
</table>

**Approval of Capital Plan**

- 10 lots - 2 units
- 6 lots - 1 unit
- 10 lots - 2 units
- 6 lots - 1 unit
- 10 lots - 2 units

| Land Use | Residential
|----------|-------------------|
|          | Commercial

**Application Information**

- Submission Date: 2015-11-06
- Application Number: 2015-11-06
- Sanction Phase: 2, Phase 1
- Location: South Creek
- Application Type: Urban Development Area Plan

---

**For funds to be developed under submission application**

**Special Considerations**

- Development Timing: 2015
- Funding Approved: N/A
- Year Capital
- Process Plan: 2015

| Development Charges | 2015.00
<table>
<thead>
<tr>
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<tbody>
<tr>
<td>Total DC Revenue</td>
<td>567,734.00</td>
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<tr>
<td>DC Expenditure</td>
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<tr>
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<td></td>
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</tbody>
</table>

**Approval of Capital Plan**

- 10 lots - 2 units
- 6 lots - 1 unit
- 10 lots - 2 units
- 6 lots - 1 unit
- 10 lots - 2 units

| Land Use | Residential
|----------|-------------------|
|          | Commercial

**Application Information**

- Submission Date: 2015-11-06
- Application Number: 2015-11-06
- Sanction Phase: 2, Phase 1
- Location: South Creek
- Application Type: Urban Development Area Plan
**Planning and Economic Development Department**

**Development Engineering Division**

**Planning and Zoning**

**Title:** SWM Pond / Outlet

**Related Applications:** UHOPA-15-02, ZAC-07-1311

**Financial:** Funding for SWM pond.

**Design:** Requires SWM Pond (6-10) to replace existing facility in subdivision.

**Planned:** Subject to Mount Hope Urban Settlement Area Plan.

---

**Special Considerations**

**Development Timing:** 2015+

**Funding Approved:** TBD

**Processing Period:** 2016

**Planning Information**

<table>
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<tr>
<th>Stage</th>
<th>SWM Pond / Outlet</th>
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</thead>
<tbody>
<tr>
<td></td>
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</tbody>
</table>

**Development Charges**

- **Title:** SWM Pond / Outlet
- **Total DC Revenue:** $1,629,352.93
- **CDF Revenue:** $2,992,824.90
- **CDF Expenditure:** $1,896,890.00
- **HST Revenue:** $2,992,824.90
- **HST Expenditure:** $1,896,890.00

**Application Information**

- **Application Number:** 2015000723
- **Application Date:** January 1, 2015
- **Application Address:** Hamilton, Ontario, Canada
- **Application Status:** Submitted
- **Application Date:** December 15, 2014

**Land Use:** Residential/Commercial

For further information, please contact the Planning Department at (519) 685-8686.
Special Considerations
Development Timing: 2015
Processing Time: 2019
Year Approved: N/A
Processing Project: N/A

Development Charges
For units to be developed under development agreements:

Land Use: Residential

Submission Date: 2017-02-06
Deed Approved: No
Deed Approved By: NA
Application #: 207200803
Application Number: 207200803
### Development Planning

**Special Considerations**

- Development Timing: Unknown
- Year Approved: 2015
- Processing Project: 2015

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<td>27020811</td>
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</table>

**Important Notes**

- Funding: NA
- Financial: NA
- Service: NA

**Development Changes**

- Development Changes: NA
- Funding Changes: NA
- Service Changes: NA

**27020811**

**Hamilton**

**City of Hamilton**

**Planning and Development Department**
### Special Considerations

- **Development Time**: 2015
- **Funding Approved**: Unknown
- **Year Capitalized**: 2015
- **Processing Project**: 2015

### Funding Information

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<td>5280.960.00</td>
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### Development Charges

| 1 Block - 10 units | 1 Block - 0 units | 1 Block - 0 units | Total in Plan
<table>
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<tr>
<th></th>
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<th></th>
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</thead>
<tbody>
<tr>
<td>Single Family:</td>
<td>Open Space:</td>
<td>Island in Ocean:</td>
<td>Residential:</td>
</tr>
</tbody>
</table>

### Application Information

- **Submission Date**: 24-Mar-2015
- **Plan Approved**: 24-Mar-2015
- **Application Status**: Approved
- **Name and Location**: Bassam Estates, Ancaster
- **Application Number**: 2572000303

For lands to be developed under submission applications.

City of Hamilton

Planning and Economic Development Department

Land:

- None

Heated Application:

- ZAC-04-07

Financial:

- Private Sewer System

Planning:

- Special Considerations
Planning and Economic Development
Division

Development and Economic Development
Department

Land Description:
20720098, Penny Lane Estates

Dependent to Other:
ZAC-09-031, OPA-04-098

Financial:

Multiple Class Environmental Assessment:
Subject to Determination of the Lower Pars Food and Housing Control

Planning:

Special Considerations:

Development Timing: 2014
Year Capital Funding Approved: Unknown
Processing Period: N/A

Land Use:
Residential

Development Charges:
Development Charges and Exemptions are based on the referenced portion of a trust fund.

City of Hamilton

Application Information:
For funds to be developed under subdivision application

[Diagram and Table]
### Special Considerations

<table>
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<th>2014</th>
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### Financial Information

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<tr>
<td></td>
<td>$2,910,610.00</td>
</tr>
<tr>
<td>Soil Service:</td>
<td>$9,470,417.00</td>
</tr>
<tr>
<td>Waste Service:</td>
<td>$7,608,726.00</td>
</tr>
<tr>
<td>Revenue:</td>
<td>$2,922,066.00</td>
</tr>
</tbody>
</table>

### Development Charges

- Extraneous and revenue info based on the integrated portion of a draft plan.

### Land Use

- Total in Draft Plan: 9,000
- Residual Commercial: 3,000
- Single Family: 3,000
- Commercial: 3,000
- Storm Water Management Pond: 1,000
- Green Space: 1,000
- Park: 1,000

### Application Information

- Submission Date: 2/16/2013
- Application Type: Redevelopment
- Name and Location: Parkside Hills Phase 2, Framborough
- Application Number: 20T201003

For funds to be developed under submission applications.
Land: 
Depends on other

Revised Application: ZAO-13-023

Financial:

Scheduling:

Planning:

Special Considerations:

Development Timing: 2015
Unscreened
Funding Approved: Year Capital
Processing Period: 2014

Scheduling Information:

Development Charges:

<table>
<thead>
<tr>
<th>Total DC Revenue</th>
<th>Total DC Expenditure</th>
</tr>
</thead>
<tbody>
<tr>
<td>$5,599,890.00</td>
<td>$5,600,950.00</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>DC Revenue</th>
<th>DC Expenditure</th>
</tr>
</thead>
<tbody>
<tr>
<td>$4,344,446.90</td>
<td>$4,347,994.90</td>
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</table>

Land Use: Residential

Submission Status: 27-Apr-2015
Due Date Approved: N/A
Screening Category: Ancaster, Shadzra, Gate, Ancaster

Application Information:

City of Hamilton

Planning and Economic Development Department

Development Timing: 2014
Unscreened
Funding Approved: Year Capital
Processing Period: 2014

Scheduling Information:

Development Charges:

<table>
<thead>
<tr>
<th>Total DC Revenue</th>
<th>Total DC Expenditure</th>
</tr>
</thead>
<tbody>
<tr>
<td>$600,000</td>
<td>$600,000</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>DC Revenue</th>
<th>DC Expenditure</th>
</tr>
</thead>
<tbody>
<tr>
<td>$594,727.00</td>
<td>$594,727.00</td>
</tr>
</tbody>
</table>

Land Use: Residential

Submission Status: 27-May-2014
Due Date Approved: N/A
Screening Category: Structures, PI and Planned Str. Creek
Processing Period: 27-May-2014

Application Information:
Planning and Economic Development Department

Development Review:

Revised Applications:

Financial:

Scheduling:

Planning:

Special Considerations:

Development Timing:

Funding Approved:

Total Capital:

$2,868,700.00

$2,846,450.00

$600.00

$6,548,200.00

$99,944.00

$230,176.00

Development Changes:

Total DC Revenue:

$3,166,420.00

$2,820,000.00

$2,846,450.00

$3,918,450.00

Scheduling Information:

Submittion Date: 12-19-2016

Due Date Approved: 12-19-2016

Development Review:

Scheduling Information:

257201306

27201306

Silvertown Homes Phase 2, Waterdown

City of Hamilton
**Special Considerations**

**Development Timing:** Unspecified
**Funding Approvals:** Unspecified

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<tr>
<th>Total DC Revenue:</th>
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<th>35,423,968.00</th>
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<tbody>
<tr>
<td></td>
<td>2000</td>
<td>2000</td>
</tr>
<tr>
<td></td>
<td>642.36</td>
<td>865.38</td>
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</table>

**Recent Changes**

- **Single Family:** 6 units
- **1 Bedroom:** 60 units
- **2 Bedroom:** 80 units
- **3 Bedroom:** 40 units
- **4 Bedroom:** 24 units
- **Total In Plan:** 280 units

**Land Use:** Residential

**Application Information**

- **Application Number:** 21T20404
- **Application Status:** Approved

For more information, contact the Development Program Section at 714-450-6200.
<table>
<thead>
<tr>
<th>Land:</th>
<th>1234.56789</th>
<th>1234.56789</th>
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</thead>
<tbody>
<tr>
<td>Pending to Other</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Revised Application:** ZVC-14-028 & UHOPA-14-014

**First:**

**Second:**

**Third:**

**Fourth:**

**Fifth:**

**Sixth:**

**Seventh:**

**Eighth:**

**Ninth:**

**Tenth:**

**Eleventh:**

**Twelfth:**

**Thirteenth:**

**Fourteenth:**

**Fifteenth:**

**Sixteenth:**

**Seventeenth:**

**Eighteenth:**

**Nineteenth:**

**Twentieth:**

**Twenty-first:**

**Twenty-second:**

**Twenty-third:**

**Twenty-fourth:**

**Twenty-fifth:**

**Twenty-sixth:**

**Twenty-seventh:**

**Twenty-eighth:**

**Twenty-ninth:**

**Thirtieth:**

**Thirty-first:**

**Thirty-second:**

**Thirty-third:**

**Thirty-fourth:**

**Thirty-fifth:**

**Thirty-sixth:**

**Thirty-seventh:**

**Thirty-eighth:**

**Thirty-ninth:**

**Fortieth:**

**Forty-first:**

**Forty-second:**

**Forty-third:**

**Forty-fourth:**

**Forty-fifth:**

**Forty-sixth:**

**Forty-seventh:**

**Forty-eighth:**

**Forty-ninth:**

**Fiftieth:**

**Fifty-first:**

**Fifty-second:**

**Fifty-third:**

**Fifty-fourth:**

**Fifty-fifth:**

**Fifty-sixth:**

**Fifty-seventh:**

**Fifty-eighth:**

**Fifty-ninth:**

**Sixtieth:**

**Sixty-first:**

**Sixty-second:**

**Sixty-third:**

**Sixty-fourth:**

**Sixty-fifth:**

**Sixty-sixth:**

**Sixty-seventh:**

**Sixty-eighth:**

**Sixty-ninth:**

**Seventieth:**

**Seventy-first:**

**Seventy-second:**

**Seventy-third:**

**Seventy-fourth:**

**Seventy-fifth:**

**Seventy-sixth:**

**Seventy-seventh:**

**Seventy-eighth:**

**Seventy-ninth:**

**Eightieth:**

**Eighty-first:**

**Eighty-second:**

**Eighty-third:**

**Eighty-fourth:**

**Eighty-fifth:**

**Eighty-sixth:**

**Eighty-seventh:**

**Eighty-eighth:**

**Eighty-ninth:**

**Ninetieth:**

**Ninety-first:**

**Ninety-second:**

**Ninety-third:**

**Ninety-fourth:**

**Ninety-fifth:**

**Ninety-sixth:**

**Ninety-seventh:**

**Ninety-eighth:**

**Ninety-ninth:**

**One Hundredth:**

**One Hundred-first:**

**One Hundred-second:**

**One Hundred-third:**

**One Hundred-fourth:**

**One Hundred-fifth:**

**One Hundred-sixth:**

**One Hundred-seventh:**

**One Hundred-eighth:**

**One Hundred-ninth:**

**One Hundred-tenth:**

**One Hundred-eleven:**

**One Hundred-twelve:**

**One Hundred-thirteen:**

**One Hundred-fourteen:**

**One Hundred-fifteen:**

**One Hundred-sixteen:**

**One Hundred-seventeen:**

**One Hundred-eighteen:**

**One Hundred-nineteen:**

**One Hundred-twenty:**

**One Hundred-twenty-one:**

**One Hundred-twenty-two:**

**One Hundred-twenty-three:**

**One Hundred-twenty-four:**

**One Hundred-twenty-five:**

**One Hundred-twenty-six:**

**One Hundred-twenty-seven:**

**One Hundred-twenty-eight:**

**One Hundred-twenty-nine:**

**One Hundred-thirty:**

**One Hundred-thirty-one:**

**One Hundred-thirty-two:**

**One Hundred-thirty-three:**

**One Hundred-thirty-four:**

**One Hundred-thirty-five:**

**One Hundred-thirty-six:**

**One Hundred-thirty-seven:**

**One Hundred-thirty-eight:**

**One Hundred-thirty-nine:**

**One Hundred-forty:**

**One Hundred-forty-one:**

**One Hundred-forty-two:**

**One Hundred-forty-three:**

**One Hundred-forty-four:**

**One Hundred-forty-five:**

**One Hundred-forty-six:**

**One Hundred-forty-seven:**

**One Hundred-forty-eight:**

**One Hundred-forty-nine:**

**One Hundred-fifty:**

**One Hundred-fifty-one:**

**One Hundred-fifty-two:**

**One Hundred-fifty-three:**

**One Hundred-fifty-four:**

**One Hundred-fifty-five:**

**One Hundred-fifty-six:**

**One Hundred-fifty-seven:**

**One Hundred-fifty-eight:**

**One Hundred-fifty-nine:**

**One Hundred-sixty:**

**One Hundred-sixty-one:**

**One Hundred-sixty-two:**

**One Hundred-sixty-three:**

**One Hundred-sixty-four:**

**One Hundred-sixty-five:**

**One Hundred-sixty-six:**

**One Hundred-sixty-seven:**

**One Hundred-sixty-eight:**

**One Hundred-sixty-nine:**

**One Hundred-seventy:**

**One Hundred-seventy-one:**

**One Hundred-seventy-two:**

**One Hundred-seventy-three:**

**One Hundred-seventy-four:**

**One Hundred-seventy-five:**

**One Hundred-seventy-six:**

**One Hundred-seventy-seven:**

**One Hundred-seventy-eight:**

**One Hundred-seventy-nine:**

**One Hundred-eighty:**

**One Hundred-eighty-one:**

**One Hundred-eighty-two:**

**One Hundred-eighty-three:**

**One Hundred-eighty-four:**

**One Hundred-eighty-five:**

**One Hundred-eighty-six:**

**One Hundred-eighty-seven:**

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**One Hundred-eighty-nine:**

**One Hundred-ninety:**

**One Hundred-ninety-one:**

**One Hundred-ninety-two:**

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**One Hundred-ninety-five:**

**One Hundred-ninety-six:**

**One Hundred-ninety-seven:**

**One Hundred-ninety-eight:**

**One Hundred-ninety-nine:**

**One Hundred-}
<table>
<thead>
<tr>
<th>Development Charges</th>
<th>6 Lots - 6 units</th>
<th>Unvegetated in Drain Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Land Use</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Submission Status</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Planning</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Zoning</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Financial</td>
<td></td>
<td></td>
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<tr>
<td>Seniority</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Planning</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Special Considerations**

- Development Timing: Unknown
- Funding Approvals: Total Capital
- Processing Phases: Processing
- UGAP-15-02 and ZAC-15-023

**Development Clearances**

- 
- Total DC Revenue: $1,260,200.00
- Total DC Expenditure: $1,260,200.00
- External Capital: $1,260,200.00
- Internal Funding
- DC Expenditure

**Development Charges**

- 1 Block - 1 unit
- Total in Drain Plan: 1 unit

**Application Information**

- Application Number: 20120605
- Submission Date: 12/31/2012
- Name and Location: "Mount Pleasant Meadows, Glenbrook"
**Planning Information**

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Total DC Revenue</th>
<th>Total DC Expenditure</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1,16,97,000</td>
<td>$1,32,10,000</td>
<td></td>
</tr>
<tr>
<td>$1,98,72,000</td>
<td>$2,00,000</td>
<td></td>
</tr>
</tbody>
</table>

**Special Considerations**

- Development Timing: Unknown
- Funding Approved: Yes Capital
- Processing Phases: Unknown

**Development Changes**

- Single Family: 27 lots - 27 units
- Two Storey: 27 lots - 27 units
- Townhouse: 11 units

**Application Information**

- Initial Application: 27-11, 20, 11, 1
- Approval Date: 4-July-2017
- Application Summary: New Hill Phase 5 (2 Glover Mountain Road), Stony Creek
- Application #2019-0601

**Lands**

- Rezoned by Other

**Fees**

- Rezoned Application: ZAC-12-009

**Services**

- Planning
- Resealed to Other

**Project**

- Unknown

**Review**

- Unknown

**Design**

- Unknown

**City of Hamilton**

For more information on development applications, please visit the City of Hamilton Planning and Economic Development Department website.
### Planning and Economic Development Department

#### Development Engineering Division

**Application Information**

- **Application Number:** 29120164
- **Application Status:** Application Approved
- **Date Plan Approved:** April 29, 2013
- **Name and Location:** 800 Ayr Road East, Hamilton

**Land Use:** Residential

**For Lands to be Developed under Subdivision Programme**

### Planning Information

**Planning:**

- Development Time: Unknown
- Filing Date: Approved
- Year of Decision: 2013
- Processing Time: Unknown

### Financial Information

<table>
<thead>
<tr>
<th>Total DC Revenue</th>
<th>2012.70.00</th>
<th>380.00</th>
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</thead>
<tbody>
<tr>
<td>DC Revenue</td>
<td>380.00</td>
<td>380.00</td>
</tr>
<tr>
<td>Int. Service</td>
<td>380.00</td>
<td>380.00</td>
</tr>
<tr>
<td>Ext. Service</td>
<td>3229.00</td>
<td>3229.00</td>
</tr>
</tbody>
</table>

### Special Conditions

- Development Condition: Unknown
- Funding: Approved
- Year of Decision: 2013
- Processing Time: Unknown

### Land Information

- **Residential:**
- **Location:** 800 Ayr Road East, Hamilton
- **Application Number:** 29120164
### Development and Economic Development Department

#### City of Hamilton

**Planning and Engineering Department**

**Page 4 of 6**

---

<table>
<thead>
<tr>
<th>Development Category</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apartment (1 bedroom)</td>
<td>6 units</td>
</tr>
<tr>
<td>Commercial</td>
<td>2 units</td>
</tr>
<tr>
<td>Office Space</td>
<td>2 units</td>
</tr>
<tr>
<td>Residential/Commercial</td>
<td>2 units</td>
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</tbody>
</table>

**Special Considerations**

- Development Timing: Unknown
- Finding Approval: Yet Capital
- Processing Phase: Unknown

**Planning Information**

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Residential/commercial</th>
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</thead>
</table>

**Development Charges**

<table>
<thead>
<tr>
<th>DC Revenue</th>
<th>Total DC Revenue:</th>
<th>$2.124.427.00</th>
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<tbody>
<tr>
<td>60.00</td>
<td>60.00</td>
<td>60.00</td>
</tr>
<tr>
<td>60.00</td>
<td>60.00</td>
<td>60.00</td>
</tr>
</tbody>
</table>

**Development Information**

- Application Number: 26120406
- Name and Location: 65 Gause Street East, Hamilton
### Planning

**Lands:** Dependent to Other

**Related Applications:** ZAC-16-048

**Financial:**

**Serious:**

**Planning:**

### Special Considerations

#### Design Information

<table>
<thead>
<tr>
<th>Total DC Revenue: $986,782.00</th>
<th>Total DC Expenditure: $963,000.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Block 3, 4 units</td>
<td>0.5 Block 2, 1 unit</td>
</tr>
<tr>
<td>Single Family</td>
<td>Triplex</td>
</tr>
<tr>
<td>Placed in Plat Plan</td>
<td>Unplaced in Plat Plan</td>
</tr>
</tbody>
</table>

### Development Charges

- **Residential:** Single Family
- **Non-Residential:**

#### Application Information

*Name and Location:*

*22 Miller Drive, Ancaster*

*Application Number: 2016.06106*

*Date of Approval: 16-Aug-2016*

*Application Status: Approved*

*Proof of Development Program:

City of Hamilton*
### Special Considerations

**Development Timing:**

- Funding Approved: 3/24/06
- Development to Date: 7/31/06
- Estimated Completion: 10/31/06
- Estimated Date of Completion: 12/31/06

**Funding Source:**

- Maer 50% State
- Maer 50% Match

**Development Phases:**

- Phase 1:
  - Land Acquisition
  - Site Plan Approval
  - Environmental Impact Statement
  - Construction

### Land Use

- Residential
  - 13 Lots
  - 1,200 units
  - 300 units per phase

### Application Information

- City of Hamilton
- Application Number: 25207070
- Application Status: Submitted 6/9 and 6/15, Hamilton Street N, Waterdown
- Approval date: 6/9/06
- Submission date: 6/9/06

---

**Expenditure Management:**

<table>
<thead>
<tr>
<th>Total DC Revenue</th>
<th>Total DC Expenditure</th>
</tr>
</thead>
<tbody>
<tr>
<td>$2,365,759.00</td>
<td>$2,365,759.00</td>
</tr>
<tr>
<td>$2,000,000.00</td>
<td>$2,000,000.00</td>
</tr>
</tbody>
</table>

**Financial:**

- Total Revenue: $2,365,759.00
- Total Expenditure: $2,365,759.00

**Funding Source:**

- Maer 50% State
- Maer 50% Match

**Development Phases:**

- Phase 1:
  - Land Acquisition
  - Site Plan Approval
  - Environmental Impact Statement
  - Construction

### Land Use

- Residential
  - 13 Lots
  - 1,200 units
  - 300 units per phase

### Application Information

- City of Hamilton
- Application Number: 25207070
- Application Status: Submitted 6/9 and 6/15, Hamilton Street N, Waterdown
- Approval date: 6/9/06
- Submission date: 6/9/06
### Application Information

#### 25T201801
- **Application Number:** 25T201801
- **Name and Location:** '78 and 80 Marion Str & 3302 and 3306', Glanbrook
- **Application Status:** Pending
- **Date Plan Approved:**
- **Submission Status:**

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Residential</th>
<th>Total in Draft Plan</th>
<th>Unregistered in Draft Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family</td>
<td>117 Lots - 117 units</td>
<td>117 Lots - 117 Units</td>
<td></td>
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</table>

#### Development Charges

(Expenditures and revenues are based on the unregistered portion of a draft plan)

<table>
<thead>
<tr>
<th>DC Expenditure</th>
<th>DC Revenues</th>
</tr>
</thead>
<tbody>
<tr>
<td>Internal: $72,616.00</td>
<td>Hard Service: $2,560,682.00</td>
</tr>
<tr>
<td>External Capital: $0.00</td>
<td>Soft Service: $726,453.00</td>
</tr>
</tbody>
</table>

**Total DC Expenditure:** $72,616.00
**Total DC Revenue:** $3,287,116.00

#### Staging Information

- **Processing Priority:**
- **Year Capital Funding Approved:**
- **Development Timing:**

#### Special Considerations

- **Planning:**
- **Servicing:**
- **Financial:**

**Related Applications:** ZAC-18-003

**Dependancy to Other Lands:**

### Application Information

#### 25T201802
- **Application Number:** 25T201802
- **Name and Location:** '20 Reid Avenue N', Hamilton
- **Application Status:** Pending
- **Date Plan Approved:**
- **Submission Status:**

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Residential</th>
<th>Total in Draft Plan</th>
<th>Unregistered in Draft Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>Townhouse</td>
<td>5 Blocks - 320 units</td>
<td>5 Blocks - 320 Units</td>
<td></td>
</tr>
<tr>
<td>Apartment (Bachelor &amp; 1 Bedroom)</td>
<td>4 Blocks - 355 units</td>
<td>4 Blocks - 355 Units</td>
<td></td>
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</tbody>
</table>

#### Development Charges

(Expenditures and revenues are based on the unregistered portion of a draft plan)

<table>
<thead>
<tr>
<th>DC Expenditure</th>
<th>DC Revenues</th>
</tr>
</thead>
<tbody>
<tr>
<td>Internal: $0.00</td>
<td>Hard Service:</td>
</tr>
<tr>
<td>External Capital: $0.00</td>
<td>Soft Service: $2,332,765.00</td>
</tr>
</tbody>
</table>

**Total DC Expenditure:** $0.00
**Total DC Revenue:**

#### Staging Information

- **Processing Priority:**
- **Year Capital Funding Approved:**
- **Development Timing:**

#### Special Considerations

- **Planning:**
- **Servicing:**
- **Financial:**

**Related Applications:** ZAC-18-010

**Dependancy to Other Lands:**
Special Considerations

Development Timeline:
- Funding Approved: Year 1 Capital
- Processing Phase: Year 2
- Total DC Revenue: $33,279,680.00
- Total Expense: $27,000.00
- Intent: Residential
- Development Charges:
  - 11 blocks, 81 units
  - 22 lots, 44 units
  - 1 block, 19 units
  - 1 block, 2 units
  - Total in Plan Area: 103 units

Land Use
- Submission Schedule:
- Date Plan Approved: 2022-06-15
- Application Date: 2022-06-08
- Application Status: Under Review
- Name and Location: Jameson Mount Extension, Hamilton

Application Information
- For land use to be developed under subdivision applications

City of Hamilton
Planning and Economic Development Department
Development Engineering Division

Applicant Information:
- Name: Hamilton
- Address: 25721803
- For land use to be developed under subdivision applications
### Special Considerations

#### Development Timing:
- Funding Approved: $0.00
- Total DC Revenue: $0.00
- Total DC Expenditure: $0.00

#### Funding Source:
- External Capital: $0.00
- State Service: $0.00
- Other Capital: $0.00

#### Development Phases:
- **Pending:**
  - Submission Status: Pending
  - Data Plan Approved: Pending
  - Application Status: Application Charla
  - Name and Location: City of Hamilton
  - Application Number: 28201807

---

### Special Considerations

#### Development Timing:
- Funding Approved: $0.00
- Total DC Revenue: $0.00
- Total DC Expenditure: $0.00

#### Funding Source:
- External Capital: $0.00
- State Service: $0.00
- Other Capital: $0.00

#### Development Phases:
- **Pending:**
  - Submission Status: Pending
  - Data Plan Approved: Pending
  - Application Status: Application Charla
  - Name and Location: City of Hamilton
  - Application Number: 28201807

---

### Special Considerations

#### Development Timing:
- Funding Approved: $0.00
- Total DC Revenue: $0.00
- Total DC Expenditure: $0.00

#### Funding Source:
- External Capital: $0.00
- State Service: $0.00
- Other Capital: $0.00

#### Development Phases:
- **Pending:**
  - Submission Status: Pending
  - Data Plan Approved: Pending
  - Application Status: Application Charla
  - Name and Location: City of Hamilton
  - Application Number: 28201807

---

### Special Considerations

#### Development Timing:
- Funding Approved: $0.00
- Total DC Revenue: $0.00
- Total DC Expenditure: $0.00

#### Funding Source:
- External Capital: $0.00
- State Service: $0.00
- Other Capital: $0.00

#### Development Phases:
- **Pending:**
  - Submission Status: Pending
  - Data Plan Approved: Pending
  - Application Status: Application Charla
  - Name and Location: City of Hamilton
  - Application Number: 28201807

---

### Special Considerations

#### Development Timing:
- Funding Approved: $0.00
- Total DC Revenue: $0.00
- Total DC Expenditure: $0.00

#### Funding Source:
- External Capital: $0.00
- State Service: $0.00
- Other Capital: $0.00

#### Development Phases:
- **Pending:**
  - Submission Status: Pending
  - Data Plan Approved: Pending
  - Application Status: Application Charla
  - Name and Location: City of Hamilton
  - Application Number: 28201807

---

### Special Considerations

#### Development Timing:
- Funding Approved: $0.00
- Total DC Revenue: $0.00
- Total DC Expenditure: $0.00

#### Funding Source:
- External Capital: $0.00
- State Service: $0.00
- Other Capital: $0.00

#### Development Phases:
- **Pending:**
  - Submission Status: Pending
  - Data Plan Approved: Pending
  - Application Status: Application Charla
  - Name and Location: City of Hamilton
  - Application Number: 28201807

---

### Special Considerations

#### Development Timing:
- Funding Approved: $0.00
- Total DC Revenue: $0.00
- Total DC Expenditure: $0.00

#### Funding Source:
- External Capital: $0.00
- State Service: $0.00
- Other Capital: $0.00

#### Development Phases:
- **Pending:**
  - Submission Status: Pending
  - Data Plan Approved: Pending
  - Application Status: Application Charla
  - Name and Location: City of Hamilton
  - Application Number: 28201807

---

### Special Considerations

#### Development Timing:
- Funding Approved: $0.00
- Total DC Revenue: $0.00
- Total DC Expenditure: $0.00

#### Funding Source:
- External Capital: $0.00
- State Service: $0.00
- Other Capital: $0.00

#### Development Phases:
- **Pending:**
  - Submission Status: Pending
  - Data Plan Approved: Pending
  - Application Status: Application Charla
  - Name and Location: City of Hamilton
  - Application Number: 28201807

---

### Special Considerations

#### Development Timing:
- Funding Approved: $0.00
- Total DC Revenue: $0.00
- Total DC Expenditure: $0.00

#### Funding Source:
- External Capital: $0.00
- State Service: $0.00
- Other Capital: $0.00

#### Development Phases:
- **Pending:**
  - Submission Status: Pending
  - Data Plan Approved: Pending
  - Application Status: Application Charla
  - Name and Location: City of Hamilton
  - Application Number: 28201807

---

### Special Considerations

#### Development Timing:
- Funding Approved: $0.00
- Total DC Revenue: $0.00
- Total DC Expenditure: $0.00

#### Funding Source:
- External Capital: $0.00
- State Service: $0.00
- Other Capital: $0.00

#### Development Phases:
- **Pending:**
  - Submission Status: Pending
  - Data Plan Approved: Pending
  - Application Status: Application Charla
  - Name and Location: City of Hamilton
  - Application Number: 28201807

---

### Special Considerations

#### Development Timing:
- Funding Approved: $0.00
- Total DC Revenue: $0.00
- Total DC Expenditure: $0.00

#### Funding Source:
- External Capital: $0.00
- State Service: $0.00
- Other Capital: $0.00

#### Development Phases:
- **Pending:**
  - Submission Status: Pending
  - Data Plan Approved: Pending
  - Application Status: Application Charla
  - Name and Location: City of Hamilton
  - Application Number: 28201807

---

### Special Considerations

#### Development Timing:
- Funding Approved: $0.00
- Total DC Revenue: $0.00
- Total DC Expenditure: $0.00

#### Funding Source:
- External Capital: $0.00
- State Service: $0.00
- Other Capital: $0.00

#### Development Phases:
- **Pending:**
  - Submission Status: Pending
  - Data Plan Approved: Pending
  - Application Status: Application Charla
  - Name and Location: City of Hamilton
  - Application Number: 28201807

---

### Special Considerations

#### Development Timing:
- Funding Approved: $0.00
- Total DC Revenue: $0.00
- Total DC Expenditure: $0.00

#### Funding Source:
- External Capital: $0.00
- State Service: $0.00
- Other Capital: $0.00

#### Development Phases:
- **Pending:**
  - Submission Status: Pending
  - Data Plan Approved: Pending
  - Application Status: Application Charla
  - Name and Location: City of Hamilton
  - Application Number: 28201807

---

### Special Considerations

#### Development Timing:
- Funding Approved: $0.00
- Total DC Revenue: $0.00
- Total DC Expenditure: $0.00

#### Funding Source:
- External Capital: $0.00
- State Service: $0.00
- Other Capital: $0.00

#### Development Phases:
- **Pending:**
  - Submission Status: Pending
  - Data Plan Approved: Pending
  - Application Status: Application Charla
  - Name and Location: City of Hamilton
  - Application Number: 28201807
APPENDIX C

UNIT BREAKDOWN OF REGISTERED PLANS OF SUBDIVISION (25T) FROM 2016 TO 2018.

NOTES:

- Institutional / Commercial / Industrial (ICI) statistics are based on the assumption that 30% of the respective block can be developed for ICI purposes. In addition, Mixed Use land uses were included as Commercial for ICI calculations.

- Apartment units are defined as including traditional high rise apartment units as well as apartment-type multi-residential structures under 7 units (including triplexes and duplexes) and stacked townhouses. Generally, back-to-back towns were deemed to be at-grade development and therefore classified as a townhouse. (Source: Deloitte Residential Land Needs Technical Working Paper, Nov. 2013).

- The information below reports the number of units as registered. However, where known, additional notes are provided identifying changes in the total number of registered units that have resulted from additional development applications, such as, but not limited to: Site Plans, Part Lot Control and Draft Plans of Condominium.
**Table A1: Registered Plans of Subdivision (25T) in 2016**

<table>
<thead>
<tr>
<th>Plan No.</th>
<th>Subdivision Name</th>
<th>Single</th>
<th>Semi-Detach</th>
<th>Townhouse</th>
<th>Apt.</th>
<th>Institutional/Commercial/Industrial</th>
</tr>
</thead>
<tbody>
<tr>
<td>25T-20103 62M-1224</td>
<td>FLAM Park Place Phase 2A</td>
<td>0</td>
<td>0</td>
<td>118</td>
<td>0</td>
<td>48,438 ft²</td>
</tr>
<tr>
<td>25T-85033 62M-1225</td>
<td>HAM Vienna Orchards - Phase 1</td>
<td>63</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>25T-200725 62M-1226</strong></td>
<td>ANC Ancaster Glen - Phase 2</td>
<td>0</td>
<td>60</td>
<td>133</td>
<td>0</td>
<td>288,949 ft²</td>
</tr>
<tr>
<td>25T-201110 62M-1227</td>
<td>SC Waves</td>
<td>20</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>25T-200717 62M-1228</td>
<td>HAM Fontana Gardens Phase 3</td>
<td>9</td>
<td>10</td>
<td>16</td>
<td>48</td>
<td>0</td>
</tr>
<tr>
<td>25T-200525 62M-1229</td>
<td>GL Orlick Aeropark - Phase 1</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>1,091,792 ft²</td>
</tr>
<tr>
<td>25T-89026 62M-1230</td>
<td>HAM Sgro Gardens - Phase 2</td>
<td>6</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>25T-201308 62M-1231</strong></td>
<td>FLAM Cranberry Hill Phase 2B</td>
<td>193</td>
<td>0</td>
<td>106</td>
<td>0</td>
<td>60,709 ft²</td>
</tr>
<tr>
<td>25T-200901 62M-1232</td>
<td>SC Red Hill - Phase 1</td>
<td>61</td>
<td>0</td>
<td>65</td>
<td>0</td>
<td>4,521 ft²</td>
</tr>
<tr>
<td>25T-201109 62M-1233</td>
<td>GL Binbrook Heights Addition - Phase 1</td>
<td>46</td>
<td>0</td>
<td>53</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>25T-200901 62M-1234</td>
<td>SC Red Hill - Phase 2</td>
<td>61</td>
<td>0</td>
<td>104</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>*<strong>25T-201404 62M-1235</strong></td>
<td>HAM Chappel Estates South - Phase 1</td>
<td>6</td>
<td>0</td>
<td>49</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>**<strong>25T-200518 62M-1236</strong></td>
<td>ANC Ancaster Woodlands – Phase 1</td>
<td>0</td>
<td>0</td>
<td>92</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>465</strong></td>
<td><strong>70</strong></td>
<td><strong>736</strong></td>
<td><strong>48</strong></td>
<td><strong>288,949 ft²</strong></td>
<td></td>
</tr>
</tbody>
</table>

Notes:

* Institutional Block 4 converted to 60 semi-detached units via Site Plan Control (DAR-15-024).
** The heritage house is identified as commercial per subdivision approval. Additionally, mixed-use medium block area (Block 27) was included in the ICI Calculation.
*** Townhouse Block 7 reduced by 1 townhouse unit per Site Plan Control (DA-16-022)
**** Townhouse Block 1 increased by 8 units per Site Plan Control (DA-16-025)
Table A2: Registered Plans of Subdivision (25T) in 2017

<table>
<thead>
<tr>
<th>Plan No.</th>
<th>Subdivision Name</th>
<th>Single</th>
<th>Semi-Detach</th>
<th>Townhouse</th>
<th>Apt.</th>
<th>Institutional/Commercial/Industrial</th>
</tr>
</thead>
<tbody>
<tr>
<td>25T-200601 62M-1237</td>
<td>ANC Ancaster Meadows – Phase 2</td>
<td>209</td>
<td>24</td>
<td>192</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>25T-200513 62M-1238</td>
<td>FLAM Waterdown Bay – Phase 2</td>
<td>189</td>
<td>20</td>
<td>149</td>
<td>795</td>
<td>413,366</td>
</tr>
<tr>
<td>25T-200518 62M-1239</td>
<td>ANC Ancaster Woodlands – Phase 2</td>
<td>64</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>25T-200908 62M-1240</td>
<td>SC 198 First Rd W – Phase 2</td>
<td>0</td>
<td>0</td>
<td>155</td>
<td>0</td>
<td>79,761</td>
</tr>
<tr>
<td>25T-201107 62M-1241</td>
<td>SC Foothills of Winona Phases 2 / 3</td>
<td>11</td>
<td>12</td>
<td>339</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>25T-201208 62M-1242</td>
<td>HAM Freeman Industrial Park</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>28,650</td>
</tr>
<tr>
<td>25T-201303 62M-1243</td>
<td>FLAM Kaleidoscope Phase 2</td>
<td>0</td>
<td>0</td>
<td>80</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>25T-200803 62M-1244</td>
<td>SC Victory Ridge Phase 5A and 5B</td>
<td>24</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>25T-200725 62M-1245</td>
<td>ANC Ancaster Glen Phase 3</td>
<td>0</td>
<td>0</td>
<td>122</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td>497</td>
<td>56</td>
<td>1,037</td>
<td>795</td>
<td><strong>521,777 ft²</strong></td>
</tr>
<tr>
<td>Plan No.</td>
<td>Subdivision Name</td>
<td>Single</td>
<td>Semi-Detach</td>
<td>Townhouse</td>
<td>Apt.</td>
<td>Institutional/ Commercial/ Industrial</td>
</tr>
<tr>
<td>------------</td>
<td>-----------------------------------</td>
<td>--------</td>
<td>-------------</td>
<td>-----------</td>
<td>------</td>
<td>--------------------------------------</td>
</tr>
<tr>
<td>25T-200610</td>
<td>GL Caterini Phase 1</td>
<td>88</td>
<td>0</td>
<td>50</td>
<td>0</td>
<td>78,792</td>
</tr>
<tr>
<td>25T-200622</td>
<td>ANC Springbrook Meadows West Ph.1</td>
<td>51</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>25T-200710</td>
<td>ANC Dussin Estates</td>
<td>24</td>
<td>2</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>25T-200803</td>
<td>SC Victory Ridge Ph.3</td>
<td>0</td>
<td>0</td>
<td>117</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>25T-201106</td>
<td>ANC Stella Subdivision</td>
<td>6</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>25T-201109</td>
<td>GL Binbrook Heights Addition Ph. 2</td>
<td>73</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>25T-201204</td>
<td>SC Hampshire Court Extension</td>
<td>11</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>25T-201207</td>
<td>GL Nebo Trail</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>468,456</td>
</tr>
<tr>
<td>25T-201301</td>
<td>SC Red Hill - Phases 3/4</td>
<td>240</td>
<td>0</td>
<td>100</td>
<td>0</td>
<td>80,729</td>
</tr>
<tr>
<td>25T-201309</td>
<td>GL Summit Park – Phase 10, Stage 1</td>
<td>150</td>
<td>0</td>
<td>350</td>
<td>0</td>
<td>31,323</td>
</tr>
<tr>
<td>25T-201401</td>
<td>SC Central Park – Phase 1</td>
<td>72</td>
<td>0</td>
<td>409</td>
<td>656</td>
<td>13,789</td>
</tr>
<tr>
<td>25T-201501</td>
<td>ANC Garner Estates</td>
<td>0</td>
<td>0</td>
<td>118</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>25T-201502</td>
<td>ANC Cortland</td>
<td>0</td>
<td>0</td>
<td>130</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>25T-201508</td>
<td>HAM 50 Albright</td>
<td>0</td>
<td>18</td>
<td>192</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>25T-201509</td>
<td>SC Eringate Court</td>
<td>27</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td>742</td>
<td>20</td>
<td>1,466</td>
<td>656</td>
<td>673,089 ft²</td>
</tr>
</tbody>
</table>
APPENDIX D

MAPPING OF DRAFT APPROVED AND REGISTERED PLANS OF SUBDIVISION FROM 2016 – 2018
Draft Plan Approval Activity
Ancaster

Date: June 12, 2019

Legend

- Niagara Escarpment
- Transmission Line
- Draft Approved in 2016
- Draft Approved in 2017
- Draft Approved in 2018
- Community Boundary
- Rural Settlement Boundary
- Urban Boundary

Notes:
1. Refer to Appendix 'C' of Staging Report for specific Draft Approved Plan of Subdivision information
2. Identified plans represent extent of land ownership; development of lands may be phased and/or may include restricted areas (e.g. creeks, floodplains) or other environmental constraints

Ancaster Development
Residential
- 25T200725 (R) Ancaster Glen - Phase 2
- 25T201106 1261 Mohawk Road West
- 25T201205 Fields of Springbrook
- 25T201307 Star Meadows
- 25T201501 Garner Estates
- 25T201502 Cortland
- 25T201504 Springbrook Meadows West Extension
- 25T201606 20 Miller Drive

Industrial
- 25T200512 620 Tradewind Drive

DA-1
Draft Plan Approval Activity
Binbrook

Binbrook Development
Residential
25T201405 3105 Fletcher Road

Legend

- Niagara Escarpment
- Transmission Line
- Draft Approved in 2016
- Draft Approved in 2017
- Draft Approved in 2018
- Community Boundary
- Rural Settlement Boundary
- Urban Boundary

Notes:
1. Refer to Appendix ‘C’ of Staging Report for specific Draft Approved Plan of Subdivision information
2. Identified plans represent extent of land ownership; development of lands may be phased and/or may include restricted areas (e.g., creeks, floodplains) or other environmental constraints

Date:
June 12, 2019

0 200 400 600 Meters

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Notes:
1. Refer to Appendix 'C' of Staging Report for specific Draft Approved Plan of Subdivision information
2. Identified plans represent extent of land ownership; development of lands may be phased and/or may include restricted areas (e.g. creeks, floodplains) or other environmental constraints

Legend
- Niagara Escarpment
- Transmission Line
- Draft Approved in 2016
- Draft Approved in 2017
- Draft Approved in 2018
- Community Boundary
- Rural Settlement Boundary
- Urban Boundary

Date: June 12, 2019
Data reflects development staging as of December 31, 2016.

For the official urban boundary, consult the Regional Official Plan. Although the information displayed in this map has been captured as accurately as possible, some errors may be present due to insufficient or outdated information.

For further information, contact the Development Engineering Division, Planning and Economic Development Department.

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Notes:
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Data reflects development staging as of December 31, 2016. For the official urban boundary, consult the Regional Official Plan. Although the information displayed in this map has been captured as accurately as possible, some errors may be present due to insufficient or outdated information. For further information, contact the Development Engineering Division, Planning and Economic Development Department.
Hamilton East Development

Residential

25T201508  50 Albright Road
25T201613  The Towns at Red Hill
25T201802  Roxborough Park

Legend

- Niagara Escarpment
- Transmission Line
- Draft Approved in 2016
- Draft Approved in 2017
- Draft Approved in 2018
- Community Boundary
- Rural Settlement Boundary
- Urban Boundary

Notes:

1. Refer to Appendix 'C' of Staging Report for specific Draft Approved Plan of Subdivision information.
2. Identified plans represent extent of land ownership; development of lands may be phased and/or may include restricted areas (e.g. creeks, floodplains) or other environmental constraints.

Draft Plan Approval Activity

Hamilton East

Date:  
June 12, 2019

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
GIS - PLANNING AND ANALYSIS

For the official urban boundary, consult the Regional Official Plan.
Although the information displayed in this map has been captured as accurately as possible, some errors may be present due to insufficient or outdated information.
For further information, contact the Development Engineering Division, Planning and Economic Development Department.

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Data reflects development staging as of December 31, 2016. For the official urban boundary, consult the Regional Official Plan. Although the information displayed in this map has been captured as accurately as possible, some errors may be present due to insufficient or outdated information.

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Notes:
1. Refer to Appendix C of Staging Report for specific Draft Approved Plan of Subdivision information.
2. Identified plans represent extent of land ownership; development of lands may be phased and/or may include restricted areas (e.g. creeks, floodplains) or other environmental constraints.

Legend
- Niagara Escarpment
- Transmission Line
- Draft Approved in 2016
- Draft Approved in 2017
- Draft Approved in 2018
- Community Boundary
- Rural Settlement Boundary
- Urban Boundary

DA-7
Draft Plan Approval Activity
Hamilton West

Date: June 12, 2019

Notes:
- For the official urban boundary, consult the Regional Official Plan.
- Although the information displayed in this map has been captured as accurately as possible, some errors may be present due to insufficient or outdated information.
- For further information, contact the Development Engineering Division, Planning and Economic Development Department.

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Notes:
1. Refer to Appendix 'C' of Staging Report for specific Draft Approved Plan of Subdivision information.
2. Identified plans represent extent of land ownership; development of lands may be phased and/or may include restricted areas (e.g., creeks, floodplains) or other environmental constraints.

DA-8
Draft Plan Approval Activity
Lower Stoney Creek

Date:
June 12, 2019

Legend
- Niagara Escarpment
- Transmission Line
- Draft Approved in 2016
- Draft Approved in 2017
- Draft Approved in 2018
- Community Boundary
- Rural Settlement Boundary
- Urban Boundary
Data reflects development staging as of December 31, 2016. For the official urban boundary, consult the Regional Official Plan. Although the information displayed in this map has been captured as accurately as possible, some errors may be present due to insufficient or outdated information. For further information, contact the Development Engineering Division, Planning and Economic Development Department.

Notes:
1. Refer to Appendix 'C' of Staging Report for specific Draft Approved Plan of Subdivision information.
2. Identified plans represent extent of land ownership; development of lands may be phased and/or may include restricted areas (eg. creeks, floodplains) or other environmental constraints.

**Legend**
- Niagara Escarpment
- Transmission Line
- Draft Approved in 2016
- Draft Approved in 2017
- Draft Approved in 2018
- Community Boundary
- Rural Settlement Boundary
- Urban Boundary

**Stoney Creek Mountain Development**

Residential:
- 25T201204 Hampshire Court Extension (72 & 78 Second Rd W)
- 25T201309 Summit Park (Swayze Lands)
- 25T201401 1931 Rymal Road East (Highland Road)
- 25T201509 Eringate Court
- 25T201510 Nash Neighbourhood Phase 1
- 25T201805 Central Park Phase 2

Industrial/Commercial:
- 25T201402 Multi-Area Employment Lands

**DA-9**

Draft Plan Approval Activity
Stoney Creek Mountain

Date:
June 12, 2019

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Data reflects development staging as of December 31, 2016. For the official urban boundary, consult the Regional Official Plan. Although the information displayed in this map has been captured as accurately as possible, some errors may be present due to inaccuracies or outdated information.

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Legend
- Niagara Escarpment
- Transmission Line
- Registered Plan of Subdivision in 2016
- Registered Plan of Subdivision in 2017
- Registered Plan of Subdivision in 2018
- Community Boundary
- Rural Settlement Boundary
- Urban Boundary

Notes:
1. Refer to Appendix ‘C’ of Staging Report for specific Draft Approved Plan of Subdivision information
2. Identified plans represent extent of land ownership; development of lands may be phased and/or may include restricted areas (eg. creeks, floodplains) or other environmental constraints

Registered Plan of Subdivision
Ancaster

Date:
June 21, 2019

0 1000 2000 Meters
Notes:
1. Refer to Appendix 'C' of Staging Report for specific Draft Approved Plan of Subdivision information
2. Identified plans represent extent of land ownership; development of lands may be phased and/or may include restricted areas (e.g. creeks, floodplains) or other environmental constraints

Legend
- Niagara Escarpment
- Transmission Line
- Registered Plan of Subdivision in 2016
- Registered Plan of Subdivision in 2017
- Registered Plan of Subdivision in 2018
- Community Boundary
- Rural Settlement Boundary
- Urban Boundary

RS-2
Registered Plan of Subdivision
Binbrook

Date:
June 21, 2019

Legend
- Niagara Escarpment
- Transmission Line
- Registered Plan of Subdivision in 2016
- Registered Plan of Subdivision in 2017
- Registered Plan of Subdivision in 2018
- Community Boundary
- Rural Settlement Boundary
- Urban Boundary

Notes:
1. Refer to Appendix 'C' of Staging Report for specific Draft Approved Plan of Subdivision information
2. Identified plans represent extent of land ownership; development of lands may be phased and/or may include restricted areas (e.g. creeks, floodplains) or other environmental constraints

Legend
- Niagara Escarpment
- Transmission Line
- Registered Plan of Subdivision in 2016
- Registered Plan of Subdivision in 2017
- Registered Plan of Subdivision in 2018
- Community Boundary
- Rural Settlement Boundary
- Urban Boundary

Notes:
1. Refer to Appendix 'C' of Staging Report for specific Draft Approved Plan of Subdivision information
2. Identified plans represent extent of land ownership; development of lands may be phased and/or may include restricted areas (e.g. creeks, floodplains) or other environmental constraints

Legend
- Niagara Escarpment
- Transmission Line
- Registered Plan of Subdivision in 2016
- Registered Plan of Subdivision in 2017
- Registered Plan of Subdivision in 2018
- Community Boundary
- Rural Settlement Boundary
- Urban Boundary

Notes:
1. Refer to Appendix 'C' of Staging Report for specific Draft Approved Plan of Subdivision information
2. Identified plans represent extent of land ownership; development of lands may be phased and/or may include restricted areas (e.g. creeks, floodplains) or other environmental constraints
Data reflects development staging as of December 31, 2016.

For the official urban boundary, consult the Regional Official Plan. Although the information displayed in this map has been captured as accurately as possible, some errors may be present due to insufficient or outdated information.

For further information, contact the Development Engineering Division, Planning and Economic Development Department.

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Notes:
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Registered Plan of Subdivision
Dundas
June 21, 2019
Notes:
1. Refer to Appendix C of Staging Report for specific Draft Approved Plan of Subdivision information
2. Identified plans represent extent of land ownership; development of lands may be phased and/or may include restricted areas (e.g., creeks, floodplains) or other environmental constraints

Registered Plan of Subdivision
Flamborough

Date: June 21, 2019

Legend
- Niagara Escarpment
- Transmission Line
- Registered Plan of Subdivision in 2016
- Registered Plan of Subdivision in 2017
- Registered Plan of Subdivision in 2018
- Community Boundary
- Rural Settlement Boundary
- Urban Boundary

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PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
GIS - PLANNING AND ANALYSIS

Date: December 31, 2016

Data reflects development staging as of December 31, 2016. For the official urban boundary, consult the Regional Official Plan. Although the information displayed in this map has been captured as accurately as possible, some errors may be present due to insufficient or outdated information.

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Registered Plan of Subdivision
Glanbrook

Notes:
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Legend
- Niagara Escarpment
- Transmission Line
- Registered Plan of Subdivision in 2016
- Registered Plan of Subdivision in 2017
- Registered Plan of Subdivision in 2018
- Community Boundary
- Rural Settlement Boundary
- Urban Boundary
- John C. Munro International Airport

RS-5
Registered Plan of Subdivision
Glanbrook

Date: June 21, 2019

Notes:
1. Refer to Appendix "C" of Staging Report for specific Draft Approved Plan of Subdivision information
2. Identified plans represent extent of land ownership; development of lands may be phased and/or may include restricted areas (eg. creeks, floodplains) or other environmental constraints

Legend
- Niagara Escarpment
- Transmission Line
- Registered Plan of Subdivision in 2016
- Registered Plan of Subdivision in 2017
- Registered Plan of Subdivision in 2018
- Community Boundary
- Rural Settlement Boundary
- Urban Boundary
- John C. Munro International Airport

RS-5
Registered Plan of Subdivision
Glanbrook

Date: June 21, 2019
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Notes:
1. Refer to Appendix "C" of Staging Report for specific Draft Approved Plan of Subdivision information
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Legend
- Niagara Escarpment
- Transmission Line
- Registered Plan of Subdivision in 2016
- Registered Plan of Subdivision in 2017
- Registered Plan of Subdivision in 2018
- Community Boundary
- Rural Settlement Boundary
- Urban Boundary

Registered Plan of Subdivision
Hamilton East

Date: June 21, 2019

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Legend
- Niagara Escarpment
- Transmission Line
- Registered Plan of Subdivision in 2016
- Registered Plan of Subdivision in 2017
- Registered Plan of Subdivision in 2018
- Community Boundary
- Rural Settlement Boundary
- Urban Boundary

Registered Plan of Subdivision
Hamilton West

Date: June 21, 2019
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Notes:
1. Refer to Appendix ‘C’ of Staging Report for specific Draft Approved Plan of Subdivision information.
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Legend
- Niagara Escarpment
- Transmission Line
- Registered Plan of Subdivision in 2016
- Registered Plan of Subdivision in 2017
- Registered Plan of Subdivision in 2018
- Community Boundary
- Rural Settlement Boundary
- Urban Boundary

RS-8
Registered Plan of Subdivision
Lower Stoney Creek

Date:
June 21, 2019

Notes:
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Legend
- Niagara Escarpment
- Transmission Line
- Registered Plan of Subdivision in 2016
- Registered Plan of Subdivision in 2017
- Registered Plan of Subdivision in 2018
- Community Boundary
- Rural Settlement Boundary
- Urban Boundary
Data reflects development staging as of December 31, 2016.

For the official urban boundary, consult the Regional Official Plan. Although the information displayed in this map has been captured as accurately as possible, some errors may be present due to insufficient or outdated information.

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