



City of Hamilton
Agriculture and Rural Affairs
Sub-Committee
AGENDA

Meeting #: 24-002
Date: November 21, 2024
Time: 7:00 p.m.
Location: Room 264, 2nd Floor, City Hall (hybrid) (RM)
71 Main Street West

Carrie McIntosh, Legislative Coordinator (905) 546-2424 ext. 2729

	Pages
1. CEREMONIAL ACTIVITIES	
2. APPROVAL OF AGENDA (Added Items, if applicable, will be noted with *)	
3. DECLARATIONS OF INTEREST	
4. APPROVAL OF MINUTES OF PREVIOUS MEETING	
4.1 April 25, 2024	3
5. COMMUNICATIONS	
6. DELEGATION REQUESTS	
7. DELEGATIONS	
8. STAFF PRESENTATIONS	
8.1 City of Hamilton Draft Framework for Processing and Evaluating Urban Boundary Expansion (UBE) Applications (City Wide)	7
9. CONSENT ITEMS	
10. PUBLIC HEARINGS	

11. DISCUSSION ITEMS

11.1 Development Charges for Farm Labour Residences (no copy)

11.2 Farm 911 Program Update (no copy)

12. MOTIONS

13. NOTICES OF MOTION

14. GENERAL INFORMATION / OTHER BUSINESS

15. PRIVATE AND CONFIDENTIAL

16. ADJOURNMENT



Hamilton

Agriculture and Rural Affairs Sub-Committee

MINUTES 24-001

Thursday, April 25, 2024

7:00 p.m.

Room 264, 2nd Floor Hamilton City Hall
71 Main Street West

Present: Councillors C. Cassar, B. Clark, T. McMeekin, M. Tadeson, A. Wilson, A. Spoelstra (Chair), G. Smuk (Vice Chair), A. Cheema, J. Currie, A. Freeman, J. Mantel, C. McMaster, N. Mills, A. Payne, C. Roberts, M. Switzer, D. Vander Hout

**Absent with
Regrets:** Councillor J. Beattie – Personal
D. Smith

THE FOLLOWING ITEMS WERE REFERRED TO THE PLANNING COMMITTEE FOR CONSIDERATION:

1. APPOINTMENT OF CHAIR AND VICE CHAIR (Added Item 1)

(i) **(Switzer/Tadeson)**

That Andrew Spoelstra be appointed as Chair of the Agriculture and Rural Affairs Sub-Committee for the remainder of the 2022-2026 Term of Council.

CARRIED

(ii) **(Switzer/Tadeson)**

That Gavin Smuk be appointed as Vice Chair of the Agriculture and Rural Affairs Sub-Committee for the remainder of the 2022-2026 Term of Council.

CARRIED

2. Phase 2 - Stormwater Fee Implementation (Item 8.1)

(Smuk/McMaster)

(a) That the Agriculture and Rural Sub-Committee disagrees that the revised proposed credit system is justifiable, fair, and equitable to the rural property owners not serviced by built City-owned stormwater systems; and

- (b) That the Agriculture and Rural Affairs Sub-Committee recommends that the City of Hamilton consider a revised stormwater funding model that reflects the principles used in the proposed Brant County Stormwater Utility Program.
- CARRIED**

FOR INFORMATION:

(a) APPROVAL OF AGENDA (Item 2)

The Committee Clerk advised of the following changes to the agenda:

1. APPOINTMENT OF CHAIR AND VICE CHAIR

4. MINUTES

- (i) November 30, 2023 – REVISED

5. COMMUNICATIONS

- 5.2 Correspondence from the Christian Farmers Federation of Ontario respecting Item 8.1, Phase 2 - Stormwater Fee Implementation

Recommendation: Be received and referred to the consideration of Item 8.1

(Cassar/Tadeson)

That the agenda for the April 25, 2024 meeting of the Agriculture and Rural Affairs Sub-Committee, be approved, as amended.

CARRIED

(b) DECLARATIONS OF INTEREST (Item 3)

There were no declarations of interest.

(c) APPROVAL OF MINUTES OF PREVIOUS MEETING (Item 4)

- (i) **November 30, 2023 (Item 4.1)**

(Payne/Tadeson)

That the Minutes of the November 30, 2023 meeting of the Agriculture and Rural Affairs Advisory Committee be approved, as presented.

CARRIED

(d) COMMUNICATIONS (Item 5)

- (i) Hamilton Stormwater Financial Incentive Program Update (City Wide)
(Item 5.1)**

(Mills/Smuk)

That the Communication Item respecting Hamilton Stormwater Financial Incentive Program Update, be received.

CARRIED

- (ii) Correspondence from the Christian Famers Federation of Ontario
respecting Item 8.1, Phase 2 - Stormwater Fee Implementation (Added
Item 5.2)**

(Switzer/Vander Hout)

That the Correspondence from the Christian Farmers Federation of Ontario respecting Item 8.1, Phase 2 – Stormwater Fee Implementation, be received and referred to the consideration of Item 8.1.

CARRIED

- (iii) (McMeekin/Tadeson)**

That the Rules of Order be waived to allow for the introduction of correspondence from the Ministry of Food and Rural Affairs respecting Stormwater Fee Structures.

CARRIED by a 2/3 Majority Vote

- (iv) Correspondence from the Ministry of Food and Rural Affairs respecting
Stormwater Fee Structures (Added Item 5.3)**

(Payne/Tadeson)

That the Correspondence from the Ministry of Food and Rural Affairs respecting Stormwater Fee Structures, be received and referred to the consideration of Item 8.1.

CARRIED

(e) STAFF PRESENTATIONS (Item 8)

- (i) Phase 2 - Stormwater Fee Implementation (Item 8.1)**

Nancy Hill, AECOM, addressed the Committee respecting Phase 2 – Stormwater Fee Implementation, with the aid of a PowerPoint presentation.

(Switzer/Payne)

That the presentation from Nancy Hill, AECOM, respecting Phase 2 - Stormwater Fee Implementation, be received.

CARRIED

For further disposition of this item, refer to Item 2.

(f) ADJOURNMENT (Item 16)

(Tadeson/Currie)

That the meeting of the Agriculture and Rural Affairs Sub-Committee be adjourned at 9:32 p.m.

CARRIED

Respectfully submitted,

Andrew Spoelstra, Chair
Agriculture and Rural Affairs Sub-
Committee

Carrie McIntosh
Legislative Coordinator
Office of the City Clerk

City of Hamilton Draft Framework for Processing and Evaluating Urban Boundary Expansion Applications (City Wide)

Presentation to the Agricultural and
Rural Affairs Committee

November 21, 2024

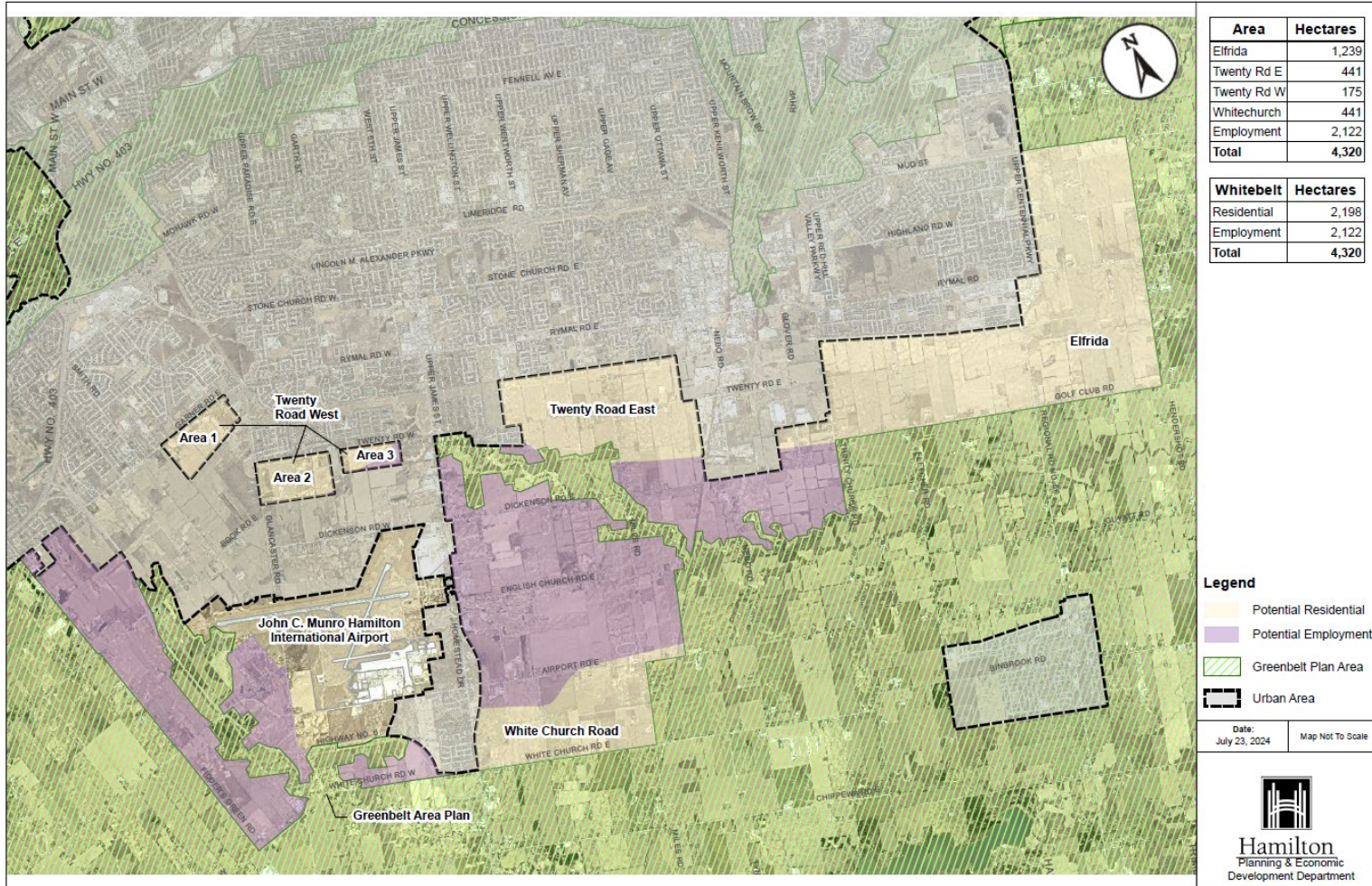
New Provincial Planning Statement, 2024



Provincial Planning Statement, 2024

- Came into effect on October 20, 2024
- Removed Municipal Comprehensive Review requirement for Urban Boundary Expansions and Employment Conversions.
- This combined with the *Planning Act* changes in Bill 185 allows landowners to submit Official Plan Amendment applications for urban boundary expansions at any time and with no limit on the size of a boundary expansion, provided it is outside of the Greenbelt Plan area.
- The Provincial Planning Statement, 2024 states municipalities shall consider certain criteria for expanding a settlement area including: whether there is a need for additional land to accommodate an appropriate range and mix of land uses; if there is sufficient infrastructure capacity available or planned; and general avoidance of expansions into prime agricultural areas.

Potential Urban Expansion Areas under the Provincial Planning Statement



Rationale for Establishing a Framework

- The approval of Bill 185 combined with the Provincial Planning Statement will remove the protective barrier around the city's no urban expansion growth strategy.
- Note that Bill 185 also removed the City's ability to require Formal Consultation and restricts 3rd party appeals for Development Applications.
- Urban boundary expansion applications will be forthcoming despite policies in Hamilton's Official Plans.
- The City's Official Plans are not setup to identify what these applications should look like.
- The framework relates to application completeness and quality and does not replace or compromise council's no urban boundary expansion growth strategy.
- The framework creates a clear transparent process in how the City receives and processes these applications.
- Planning staff will have the information necessary to provide a clear professional recommendation to Council.

Draft Framework for Processing & Evaluating Urban Boundary Expansion Applications

On August 16, 2024 Council approved:

- The Draft Framework to be used by staff in reviewing Urban Boundary Expansion Applications;
- The creation of a new team within the Planning and Economic Development Department to lead the review of Urban Boundary Expansion Applications;
- New application fees specific to urban boundary expansion applications;
- Direction that additional funding be added to the Ontario Land Tribunal Appeals Capital Budget; and,
- Additional work to be completed respecting the long-term financial impacts of urban boundary expansion applications.

Council Direction for Public & Indigenous Consultations

- (b) That Council direct Planning and Economic Development staff to:
 - (i) That city Planning staff be directed to prepare a public consultation and engagement report for a future Planning Committee meeting;
 - (i) consult on the Draft Framework for Processing and Evaluating Urban Boundary Expansions, attached in Appendix “A” to Report PED24109; and,
 - (i) prepare for Council’s consideration Official Plan Amendments to the Urban Hamilton Official Plan and Rural Hamilton Official Plan to establish the Official Plan Amendment Submission Requirements, Evaluation and Locational Considerations, and Application Submission and Review Process for urban boundary expansions.
- (f) That City Planning staff work with the City’s Indigenous Relations team to report on the method of engagement with Indigenous and First Nations Peoples to guide consultation on urban boundary expansion applications.

Council Approved Consultation & Engagement Plan on October 23, 2024

Community Consultation on the Draft Framework

GOALS	OBJECTIVES
<p>INFORM the community about recent provincial changes that impact Hamilton.</p>	<ul style="list-style-type: none"> • Clearly outline recent Provincial changes that impact planning decisions in Hamilton. • Clearly outline decision making powers/authority at the municipal and provincial levels. • Using the INFORM process (outlined in Hamilton’s Public Engagement Policy), ensure the community has the appropriate information and knowledge to provide meaningful input into the Draft Framework for Processing and Evaluating Urban Boundary Expansion Applications. • Clearly outline the process for an application, including timelines and reinforcing that third party appeal processes are not permitted by Provincial legislation.
<p>CONSULT with the community on specific aspects of the Draft Framework for Processing and Evaluating Urban Boundary Expansion Applications.</p>	<ul style="list-style-type: none"> • Clearly outline what the Draft Framework is, how it will be used and why it is important. • Using the CONSULT level, seek input from the community on three main aspects in the Framework: <ul style="list-style-type: none"> • How and when the community wants to be notified when an application for urban boundary expansion is made and determined complete; • How and when the community will provide their input on urban boundary expansion applications once received; and, • Identify submission requirements (studies) required as part of the urban boundary expansion applications and reason for applications.

Open Houses

FORMAT - Multiple engagement stations to allow attendees to explore various topics at their own pace and engage directly with subject-matter experts on those specific ideas.

- Creates a more inclusive and effective engagement environment
- More accessible
- In alignment with Hamilton's Public Engagement Policy

IN-PERSON:

Tuesday November 26, 2024 / 12-9pm

Hamilton Convention Centre, Chedoke Ballroom
1 Summers Lane, Hamilton

Thursday November 28, 2024 / 6-9pm

Ancaster High Secondary School, Main Gym
374 Jerseyville Rd W, Ancaster

Tuesday December 3, 2024 / 6-9pm

Gatestone Elementary School
127 Gatestone Dr, Hamilton

VIRTUAL:

Thursday December 5, 2024 / 7-8:30pm

To register please visit:

<https://engage.hamilton.ca/ubeapplicationframework>

Consultation with Other Target Audiences

Advisory Committees of Council

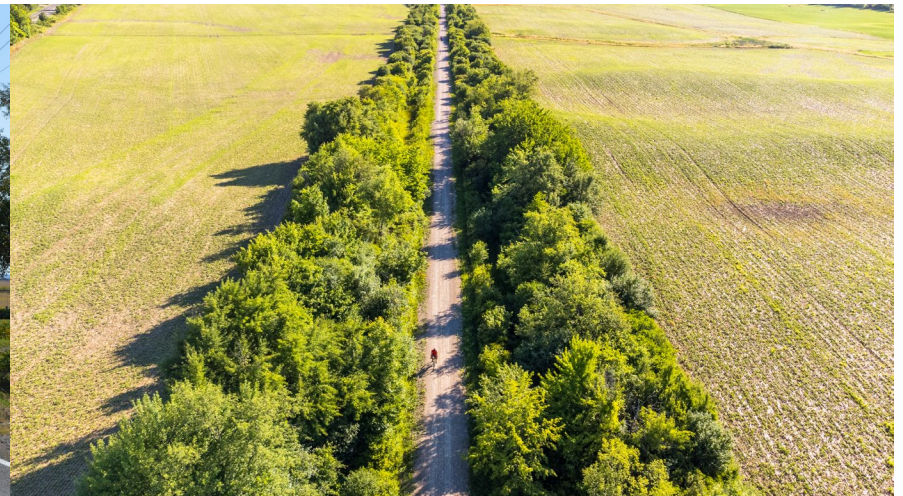
- Climate Change (October 29, 2024)
- Development Industry Liaison Group (November 18, 2024)
- **Rural and Agricultural Affairs (November 21, 2024)**

External Review Agencies

- Conservation Authorities
- School Boards
- Niagara Escarpment Commission
- Public Utilities
- Hamilton International Airport

Community Groups & Non-Government Organizations

- Environment Hamilton
- Ontario Federation of Agriculture
- West End Home Builders Association
- Other community organizations



Draft Framework Components

Part A – Submission Requirements

- Sets out what technical plans and studies must be submitted as part of an urban boundary expansion application.
- Urban boundary expansion applications are unique from typical *Planning Act* development applications and not contemplated in the Urban Hamilton Official Plan or Rural Hamilton Official Plan.
- This part of the Draft Framework identifies new plans and studies not currently identified in the Official Plans including: a Housing Assessment and Emergency Services Assessment.
- The submission requirements were developed in collaboration with various City Departments as well as Dillon Consulting who was retained to provide additional technical expertise of the identified submission requirements.
- **Includes Agricultural Impact Assessment (AIA)**

A

Establishes Urban Boundary Expansion Submission Requirements

Part A outlines the specific plans and technical studies required for any urban boundary expansion application. These include existing requirements found in the City's Official Plans and new requirements specifically designed for urban boundary expansion applications, like a Housing Needs Assessment and an Emergency Services Assessment.



Required Submissions:



Growth Allocation -
Housing Assessment
Report



Fiscal Impact
Assessment



Energy and Climate
Change Assessment
Submission



Public
Engagement



Subwatershed
Study



Concept
Plan

Part A – Agricultural Impact Assessment

- Purpose of an Agricultural Impact Assessment (AIA) is to evaluate the potential impacts of non-agricultural development on existing agricultural operations and the agricultural system and recommend mitigation measures
- Reports need to be prepared by a qualified professional in accordance with the City of Hamilton's Agricultural Impact Assessment Guidelines.
- Agricultural Impact Assessment must be prepared in accordance with the standards outlined in the Ontario Ministry of Agriculture, Food and Rural Affairs' *Draft Agricultural Impact Assessment (AIA) Guidance Document (2018)*.
 - Methodology
 - Assessment of Impacts
 - Mitigation measures
 - Net Impact
- Agricultural Impact Assessment for expansion lands area was prepared as part of the City's Growth-Related Integrated Development Strategy (GRIDS 2)
 - New AIA's will need to be prepared and submitted for each Urban Boundary Expansion Application.

Draft Framework Components

B

Key Considerations

Part B outlines the factors the City will consider when evaluating urban boundary expansion applications to ensure a comprehensive and rigorous review process. The key considerations are informed by the Planning Act, the Provincial Planning Statement and the goals and objectives of the Urban Hamilton Official Plan and Rural Official Plan.



Considerations for Assessing Applications:



Growth Allocation

Does the expansion application contribute to sustainable urban growth?
Does it impact the City's planned intensification within the built up area?



Climate Change

How does the application address the City's climate change objectives?
What strategies are included to promote sustainable transportation, energy-efficient buildings, and climate resilience?



Natural Hazards

Are potential natural hazards such as flooding sufficiently addressed to ensure the safety of future residents?



Transportation Systems

Are there plans to connect the development to the city's existing and planned transportation infrastructure? Do these plans prioritize active transportation, public transit, and efficient road networks?



Natural Heritage and Water Resources

What measures are proposed to protect and enhance natural heritage features and water resources?



Cultural Heritage Resources

What is the plan to identify and protect cultural heritage resources in the area?



Land Use Compatibility

How will the proposed land uses in the application avoid and protect nearby sensitive land uses, such as prime agricultural land, significant wildlife habitat, or wetlands? Will the application create any land use conflict with existing or planned uses?



Infrastructure and Public Service Facilities

How will the proposal's infrastructure and public services requirements impact the city's current servicing capacity, transportation networks, and emergency services?



Municipal Finance

How does the application ensure financial sustainability for the City of Hamilton, taking into account the costs of infrastructure, public services, and the overall impact on the City's finances?



Complete Communities

What is the vision for creating a complete community within the proposed development area? What mix of land uses, housing options, community facilities, and public spaces are proposed to promote social equity, quality of life, and a sense of belonging?



Agricultural System

Does the expansion application prioritize development on non-prime agricultural lands, minimizing impacts on prime agricultural areas and specialty crop areas?



Draft Framework Components

Part B – Specific Agricultural System Considerations

Base Considerations	Locational Considerations
Does the expansion area prioritize development of areas that are non-prime agricultural? (GRIDS2)	Does the expansion area include an evaluation of alternative locations which avoid prime agricultural areas and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in prime agricultural areas (PPS 2.3.2.1 d))
Does the expansion area comprise specialty crop lands? (PPS 2.3.2.1 c))	
Does the expansion area avoid prime agricultural areas and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in prime agricultural areas?(PPS 2.3.2.1 e))	
Does the expansion area comply with the minimum distance separation formulae? (PPS 2.3.2.1 f))	
Does the expansion area impact on the agricultural system avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance ? (PPS 2.3.2.1 g))	
Does the expansion area promote healthy, local, and affordable food options, including urban agriculture? (GRIDS2)	
How does the proposed expansion area impact community food security from a climate emergency point of view? (Action 6.1 Hamilton Food Strategy)	

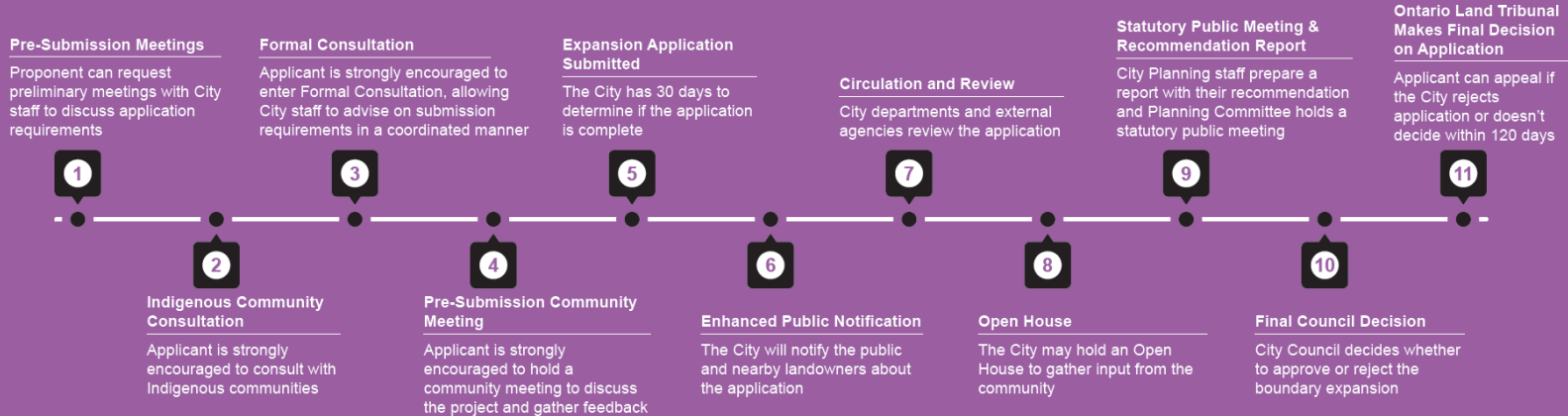
Base Considerations and Locational Considerations to be addressed through submission of an Agricultural Impact Assessment and Planning Justification Report

Draft Framework Components

C

Outlines a Clear Process for Submission, Review, and Public Engagement

Part C details the process for submitting an urban boundary expansion application for review. Importantly, it outlines the enhanced public and Indigenous community consultation requirements the City has added beyond the minimum legal requirements, including notification methods, and ways to review the applications. It sets out a process in which the City would consider urban boundary expansion applications within the 120 day time frame required by the Province.



Increased public notification and consultation requirements include:

- Early engagement with the public, First Nations, and Indigenous communities;
- Wider mail out circulation and additional notice signs;
- A City held Open House; and,
- Making all application materials public through the City's website.

Next Steps

- The Planning Division is undertaking consultation through November into early December on the Draft Framework. The Committee can provide verbal comments now and/or provide written comments on the Draft Framework by December 9, 2024
- All feedback received, including from Advisory Committees of Council, will be included a summary engagement report and posted online
- Final Recommendation Report incorporating the Framework into Official Plan policy targeted for Q1, 2025.

Discussion Questions

Part A – Are there any suggested revisions to the Agricultural Impact Assessment Guidelines or other identified submission materials?

Part B - Are there additional considerations related to Agricultural and Rural Affairs not captured in the Draft Framework that should be included?

Part C - Any suggestions on the application notification and review process set out under the Draft Framework?