



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO:	Chair and Members Planning Committee
COMMITTEE DATE:	August 13, 2019
SUBJECT/REPORT NO:	New Fee for Privately-Initiated Official Plan Amendment - Urban Boundary Expansion Applications (PED19146(a)) (City Wide)
WARD(S) AFFECTED:	City Wide
PREPARED BY:	Heather Travis (905) 546-2424 Ext. 4168
SUBMITTED BY:	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

That the Tariff of Fees By-law No. 12-282 be amended to establish a new fee of \$67,785 for an Official Plan Amendment – Urban Boundary Expansion application, to be broken into two phases (Phase 1 being \$56,204 and Phase 2 being \$11,671).

EXECUTIVE SUMMARY

The Province has introduced new policy direction in the Growth Plan, 2019, which permits private individuals to apply for an Official Plan Amendment (OPA) to expand the urban boundary, up to a maximum area of 40 ha. As identified in Report PED19146, in recognition of the increased complexity and review requirements for an Official Plan Amendment – Urban Boundary Expansion application, which will utilize staff resources across several Departments and Divisions, a new fee in the amount of \$67,875 is proposed. Public notice of this new fee has been provided in accordance with the City's Public Notice By-law.

Alternatives for Consideration – See Page 3

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: Staff are recommending an increase in the fee for an Official Plan Amendment – Urban Boundary Expansion application to \$67,875.

Staffing: N/A

Legal: N/A

HISTORICAL BACKGROUND

May 2, 2019 – The new Growth Plan “A Place to Grow” is released by the Province, which introduces a new policy direction allowing private landowners to submit an application to expand the urban boundary in advance of the completion of the City’s Municipal Comprehensive Review (MCR).

June 18, 2019 – Planning staff report to Committee (Report PED19146) on a proposed strategy to respond to these applications, including an increased application fee of \$67,875. The recommendation, which authorized staff to provide public notice of the new fee in accordance with the City’s Public Notice By-law, was approved by Committee (and ratified by Council on June 26, 2019).

July 19, 2019 – Public Notice of the proposed new fee is advertised in the Hamilton Spectator, in accordance with the City’s Public Notice By-law.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

Policy 2.2.8.5 of the Growth Plan, 2019 permits settlement area boundary expansion to occur in advance of the MCR, provided that certain criteria are met, including consideration of servicing, infrastructure natural heritage, and agricultural impacts. Policy 2.2.8.6 identifies that the maximum expansion are permitted under policy 2.2.8.5 is 40 ha.

A full policy review and discussion can be found in Report PED19146.

RELEVANT CONSULTATION

As per the City’s Public Notice By-law, notice of the proposed new fee was provided in the Hamilton Spectator on July 19, 2019 (attached as Appendix “A” to Report PED19146(a)).

ANALYSIS AND RATIONALE FOR RECOMMENDATION

On June 18, 2019, staff reported to Committee (Report PED19146) on a proposed strategy to respond to Official Plan Amendment applications to expand the urban boundary, including an increased application fee of \$67,875, a list of identified studies and requirements for a complete application, and a process for completion of peer reviews.

The basis for the fee increase is due to the complexity of an Official Plan Amendment – Urban Boundary Expansion application and the numerous studies and other materials which will need to be reviewed. A full list of the required studies is included in Report PED19146.

It is anticipated that additional staff hours, across several departments and divisions, will be required in the review of these applications. The recommended fee increase reflects these requirements.

The application fee for the standard OPA is broken down into two phases. Phase 1 is services up to the Council report, and Phase 2 is services subsequent to the council resolution. It is proposed that the Urban Boundary Expansion OPA fee be broken down into two phases consistent with the standard OPA. Should an application for an Official Plan Amendment – Urban Boundary Expansion be denied by Council, the Phase 2 (post-Council decision) portion of the application fee will be refunded to the applicant. The breakdown is as follows:

Phase 1 - \$56,204

Phase 2 - \$11,671

Total - \$67,875

ALTERNATIVES FOR CONSIDERATION

Council could decide not to approve the new fee for an Official Plan Amendment – Urban Boundary Expansion.

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Community Engagement & Participation

Hamilton has an open, transparent and accessible approach to City government that engages with and empowers all citizens to be involved in their community.

Economic Prosperity and Growth

Hamilton has a prosperous and diverse local economy where people have opportunities to grow and develop.

OUR Vision: To be the best place to raise a child and age successfully.

OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.

Built Environment and Infrastructure

Hamilton is supported by state of the art infrastructure, transportation options, buildings and public spaces that create a dynamic City.

APPENDICES AND SCHEDULES ATTACHED

Appendix "A" – Public Notice