

Bill No. 19-

**Official Plan Amendment Number ____ to the
Urban Hamilton Official Plan**

Respecting:

City Wide Policies Governing Urban Boundary Expansions

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

1. Amendment No. ____ to the Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted,

PASSED this ____ day of _____, 2019-09-13

F. Eisenberger
Mayor

A. Holland
City Clerk

Schedule "1"

The following text constitutes Official Plan Amendment No. ____ to the Urban Hamilton Official Plan:

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to modify and add policies to the urban "Introductory" and "Communities" sections of the Official Plan as they relate to long range population and employment forecasts and urban boundary expansion policies in conformity with the Provincial Growth Plan; namely "*A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)*".

2.0 Location:

This Amendment modifies and adds to policies applying to all lands within the City of Hamilton.

3.0 Basis:

The basis for this Amendment is to modify and expand upon the urban boundary expansion and related policies to bring the Hamilton Official Plan into harmony with the Provincial Growth Plan: "*A Place To Grow: Growth Plan for the Greater Golden Horseshoe (2019)*". The Province of Ontario has introduced amendments to the Growth Plan and the Planning Act (through Bill 108 "*More Homes, More Choice Act, 2019*") specifically to ensure the adequacy of land supply to increase the availability of housing stock to meet the demands of population forecast to the year 2041.

More specifically, policies have been added to the Growth Plan to enable minor expansions to the urban boundary (40 hectares or less) **outside** and/or **in advance** of a Municipal Comprehensive Review to allow municipalities to strategically add land supply to meet population, housing and employment objectives.

The new policies are intended to bring the Urban Hamilton Official Plan into conformity with these provisions as well as to guide the urban boundary expansion application process **outside** and/or **in advance** of a Municipal Comprehensive Review Process. The proposed policies also include identification of white belt lands south of Twenty Road West, which lands are fully surrounded by urban areas, for consideration of an urban boundary expansion in accordance with Provincial Policy.

4.0 Actual Changes:

Text Changes:

4.2.1 That Volume 1-Chapter A.2 – Strategic Directions, Section A.2.3. “*Growth Management Provincial*” be amended by deleting section 2.3.1 “*Population Forecasts – City Wide*” and section 2.3.2 *Employment Forecasts – City Wide* and substituting with the following:

2.3.1 Population Forecasts – City Wide:

Table A.1 Population Forecasts 2031-2041:

Year	Population
2031	680,000
2036	730,000
2041	780,000

2.3.2 Employment Forecasts – City Wide:

Table A.2 Population Forecasts – City Wide:

Year	Employment
2031	310,000
2036	330,000
2041	350,000

4.2.2. That Volume 1-Chapter B – Communities, Section B.2.0 Defining Our Communities be amended as follows:

a) By adding the following as policy 2.2.5:

“ 2.2.5. Notwithstanding policy 2.2 to this plan, an urban boundary expansion may occur outside of a municipal comprehensive review in accordance with section 2.2.8.4 of the “*Places to Grow: Growth Plan for the Greater Golden Horseshoe Plan 2019*”.

b) By adding the following as policy 2.2.6:

“2.2.6. Notwithstanding policy 2.2 of this plan an urban boundary expansion may occur in advance of a municipal comprehensive review subject to the provisions of section 2.2.8.5 of the “*Places to Grow: Growth Plan for the Greater Toronto Horseshoe Plan 2019*”.

2.2.6.1 More specifically, the Council of the City of Hamilton has identified lands south of Twenty Road South within the area bounded by Glancaster Road, Upper James Street and Dickenson Road as a candidate area for urban boundary expansion as these lands are fully surrounded by Hamilton's urban area and represent a logical infill opportunity to regularize the limits of Hamilton's urban boundary.

The approval of any application for a minor urban boundary expansion will be based on the following land use planning considerations:

- (i) The lands to be added through each individual application will not be greater than 40 hectares. Where more than one application is submitted under this section, a comprehensive community plan will be provided, that demonstrates the development of a complete community with the implementation of supporting infrastructure and community facilities;
- (ii) The lands that are added to the urban boundary will be in an infill context being adjacent or contiguous with the existing urban boundary around its perimeter. The approval of this application is intended to implement Provincial planning objectives as expressed in the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe to increase residential land supply on an immediate basis;
- (iii) The lands that are added will deliver road infrastructure to facilitate the growth and development of the Airport Employment Growth District and improve accessibility to the John C. Munro International Airport. The road infrastructure shall be planned and implemented through an Integrated Environmental Assessment process and associated traffic impact studies;
- (iv) The lands to be added within the urban boundary is intended to satisfy population growth forecasted for 2031 horizon period;
- (v) The lands that are added will substantially avoid prime agricultural lands subject to the submission of an agricultural impact study that demonstrates that there are no other lesser quality agricultural lands available to accommodate growth"

- (vi) The lands to be added will include the establishment of a Natural Heritage System based on sub-watershed analysis and linkage assessment. The Natural Heritage System shall be designated on Schedule "B" to the Hamilton Urban Official Plan through the official plan amendment process to expand the urban boundary. The Natural Heritage System will be subject to refinement and detailed implementation policies established in the subsequent secondary plan approval process as set out in policy 2.2.6 (ix) below;
- (vii) The lands to be added will be supported by a Water and Waste Water Servicing Strategy (network level capacity study including existing trunk mains and sewers);
- (viii) In addition to Development Charges, the City shall require the use of area-specific development charge by-laws or front-end financing agreements under the *Development Charges Act*, Developer Cost sharing agreements or other suitable arrangements, among landowners to implement the development of the Upper West Side Community in order to fairly allocate the costs of development. However, the City will not negotiate or be party to such agreements, but must be assured and ascertain that the cost sharing document assigns cost sharing in a reasonable manner, in accordance with the following procedure:
 - (a) The City of Hamilton shall require that a Developer Cost Sharing Agreement, sufficient to ensure the equitable allocation of the costs of land use approvals and infrastructure/community facility requirements is executed by all developers associated with any draft plan of subdivision and/or zoning by-law approval as signatory, and copies thereof shall be provided to the City prior to draft plan approval and/or zoning-by-law approval of any proposed development;
 - (b) After ascertaining that the Developer Cost Sharing Agreement deals with all pertinent matters equitably and can be reasonably imposed on all developers in the UWS area, the City will commit to doing so in each case through appropriate conditions of subdivision or development approval.
- (ix) The City shall also consider by way of an official plan amendment application, the approval of a secondary plan for

the UWS community. The secondary plan shall be based on the submission of background studies prepared to the satisfaction of the City which shall include the following:

- (i) Sub-watershed Study;
 - (ii) Water and Waste Water Servicing;
 - (iii) Functional Servicing Report;
 - (iv) Environmental Impact Statement and Linkage Assessment;
 - (v) Karst Assessment;
 - (vi) Tree Protection Plan;
 - (vii) Hydrology Plan;
 - (viii) Financial Impact Assessment;
 - (ix) Agricultural Impact Analysis;
 - (x) Transportation Impact Assessment;
 - (xi) Planning Justification Report;
 - (xii) Parks Issues Assessment;
 - (xiii) Staging and Implementation Plan;
 - (xiv) Public Consultation Strategy;
 - (xv) Cultural Heritage Impact Assessment;
 - (xvi) Noise Impact Assessment;
 - (xvii) Energy and Environmental Assessment; and,
 - (xviii) Comprehensive Transportation/Transit Strategy Report.
- (x) The preparation of the secondary plan studies shall be funded by the UWS landowners in accordance with the cost sharing agreement as set out in policies 2.2.6.(vii) above, however shall be eligible for development charge credits enabled by the *Development Charges Act*.”
- c) By deleting from Section F.1. “Planning Act Implementation Tools” policy F.1.1.6 (b) in its entirety.