



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO:	Chair and Members Planning Committee
COMMITTEE DATE:	July 6, 2021
SUBJECT/REPORT NO:	Comments on the Proposed Provincial Land Use Compatibility Guideline (PED21137) (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

- (a) That the Province of Ontario be advised that the timing of the proposed Land Use Compatibility Guideline and associated implementation of the Guideline through the Official Plan will impact the City's Municipal Comprehensive Review process and potentially delay the City's submission of the Municipal Comprehensive Review Urban Hamilton Official Plan Amendment by the end of 2021 or early 2022.
- (b) That the City supports the proposed Land Use Compatibility Guideline subject to the following changes to the Guideline:
 - i) The Areas of Influence (AOI) and the Minimum Separation Distance (MSD) remain as guidelines and not be required to be included as part of the Official Plan;
 - ii) The requirement for the Demonstration of Need study be eliminated as the City has determined where sensitive land uses, in particular residential land uses, are appropriate and are permitted; and,

- iii) That dedicated cannabis manufacturing facilities be classed similarly to food manufacturing for the purpose of establishing recommended setbacks from sensitive land uses as cannabis products are similar to other processing products.
- (c) That the Province of Ontario provide Terms of Reference for the preparation of Land Use Compatibility Studies to assist proponents and municipalities in the preparation and review of these Study requirements.
- (d) That Report PED21137 be forwarded to the Ministry of Environment, Conservation and Parks (MOECP) and the Ministry of Municipal Affairs and Housing (MMAH) to be considered the City of Hamilton's formal comments on Environmental Registry of Ontario (ERO) Posting #019-2785 respecting the proposed Land Use Compatibility Guideline.

EXECUTIVE SUMMARY

On May 4, 2021, the Ministry of the Environment, Conservation and Parks (MOECP) released the proposed Land Use Compatibility Guideline on the [Environmental Registry of Ontario \(ERO\)](#) for review and comment. An excerpt of the draft Guideline is attached as Appendix "B" to Report PED21137.

The proposed Guideline is to be applied to achieve and maintain land use compatibility between major facilities and sensitive land uses when a planning approval under the *Planning Act* is needed in the following circumstances:

- a new or expanding sensitive land use is proposed near an existing or planned major facility; or,
- a new or expanding major facility is proposed near an existing or planned sensitive land use.

The proposed Land Use Compatibility Guideline would replace the 1990's provincial D-Series Guidelines.

Staff have reviewed the proposed Guideline and identified a number of concerns related to timing and implementation of the proposed changes, new and expanded requirements for areas of influence (AOI) and minimum separation distance (MSD), new and expanded requirements for a Land Use Compatibility Study and Demonstration of Need Study as part of *Planning Act* applications, and concerns over the classification of cannabis processing facilities (which are separate from cannabis growing facilities).

The ERO posting closed on July 3, 2021. Given the short time frame to provide comments, a letter from staff was submitted to MOECP in advance of the deadline (see

Appendix “A” to Report PED21137). Provincial information sessions were held on June 2nd, 9th and 16th, 2021. Staff concerns are expanded upon in this Report.

Alternatives for Consideration – See Page 14

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: N/A

Staffing: N/A

Legal: N/A

HISTORICAL BACKGROUND

On May 4, 2021, the MOECP released three ERO postings, along with information on the Community Environment Fund and monetary penalties. These initiatives are intended to “help strengthen enforcement tools that hold polluters accountable and create consistent guidelines to prevent and address noise and odour issues”.

These ERO Postings include:

1. Proposed Land Use Compatibility Guideline (ERO Posting 019-2785)
2. Proposed Odour Guideline (ERO Posting 019-2768)
3. Updating the Ministry’s Compliance Policy to focus on high-risk incidents and publicly posting the Referral Tool and Service Standards (ERO Posting 019-2972)

The purpose of this Report is to provide comments on the proposed Land Use Compatibility Guideline, specifically ERO Posting 019-2785. The ERO posting closed on July 3, 2021. A letter from staff was submitted to MOECP given the short time frame to provide comments (see Appendix “A” to Report PED21137).

The proposed Guideline replaces the original D-Series Guidelines which were developed in the 1990’s. The proposed Land Use Compatibility Guideline will replace the following guidelines and combine them into one consolidated document:

- D-1 Land Use and Compatibility D-1-1 Land Use Compatibility: Procedure for Implementation
 - D-1-2 Land Use Compatibility: Specific Applications
 - D-1-3 Land Use Compatibility: Definitions
- D-2 Compatibility Between Sewage Treatment and Sensitive Land Use

SUBJECT: Comments on the Proposed Provincial Land Use Compatibility Guideline (PED21137) (City Wide) - Page 4 of 14

- D-4 Land Use on or Near Landfills and Dumps D-4-1 Assessing Methane Hazards from Landfill Sites
 - D-4-3 Registration or Certificates and Provisional Certificates
- D-6 Compatibility Between Industrial Facilities D-6-1 Industrial Categorization Criteria
 - D-6-3 Separation Distances

Some of the existing guidelines have been incorporated into Zoning By-law No. 05-200 (i.e. establishment of zones based on the industrial use type) and other components of the guidelines are used as best practices to ensure land use compatibility is maintained between employment areas and sensitive land uses to the greatest extent possible, which are best implemented at the Official Plan and Secondary Plan level.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

As part of the Municipal Comprehensive Review (MCR), the City is required to bring the Urban and Rural Hamilton Official Plans into conformity with the Growth Plan for the Greater Golden Horseshoe, 2019, as amended, the Greenbelt Plan, 2017, and be consistent with the Provincial Policy Statement, 2020.

Each of these Plans and the PPS include specific definitions and policies that require municipalities ensure land use compatibility between sensitive land uses and major facilities. The intent is to provide long term protection for employment areas and to mitigate any adverse effects on sensitive land uses (e.g. housing, long term care facilities, places of worship, schools, etc.)

“Major facilities” are defined in the Provincial Planning Statement (PPS) as: facilities which may require separation from *sensitive land uses*, including but not limited to airports, manufacturing uses, transportation infrastructure and corridors, rail facilities, marine facilities, sewage treatment facilities, *waste management systems*, oil and gas pipelines, industries, energy generation facilities and transmission systems, and resource extraction activities (PPS 2020).

A definition of “Adverse effects” is contained in the PPS 2020. The definition of “Adverse Effects is as follows:

“Adverse Effects, as defined in the *Environmental Protection Act*, means one or more of:

- a. impairment of the quality of the natural environment for any use that can be made of it;
- b. injury or damage to property or plant or animal life;
- c. harm or material discomfort to any person;

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.

- d. an adverse effect on the health of any person;
- e. impairment of the safety of any person;
- f. rendering any property or plant or animal life unfit for human use;
- g. loss of enjoyment of normal use of property; and,
- h. interference with normal conduct of business.” (PPS 2020)

The proposed Guideline supports the implementation of these Plans and the PPS.

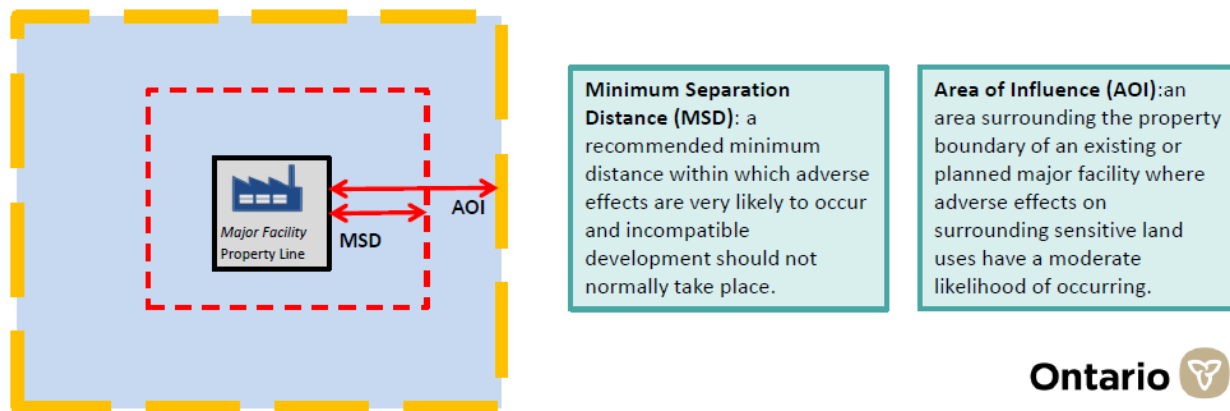
Through the Municipal Comprehensive Review (MCR) Official Plan Review, staff have already identified amendments that will be required to the Urban Hamilton Official Plan (UHOP) to ensure that policies related to employment areas and land use compatibility conform to the direction of the revised Provincial Plans noted above, including:

- Updated definitions;
- Direction on the avoidance, or if avoidance is not possible, minimization and mitigation of adverse impacts;
- Intensification of employment areas; and,
- Recognition of Provincially Significant Employment Zones.

The proposed Guideline would require staff to incorporate additional amendments to address changes resulting from the Guideline, including:

- Areas of Influence (AOI) (see Figure 1) - an area surrounding the property boundary of an existing or planned major facility where adverse effects on surrounding sensitive land uses have a moderate likelihood of occurring. AOIs have been increased in the proposed Guideline from the previous D-Series Guidelines, and can range from 300 m to 2,000 m depending on the major facility and the potential for impacts.
- Minimum Separation Distance (MSD) (see Figure 1) – the Guideline identifies recommended minimum separation distances which are smaller than the AOI and are the distance within which adverse effects and compatibility issues are highly likely to occur. MSDs have also been increased from the previous D-Series Guidelines and range from 100 m to 500 m.
- Additional study requirements, including a Demonstration of Need Study – this study would be required as part of a Planning Act application when a sensitive land use is proposed in the AOI of a major facility and mitigation measures are required, or if a sensitive land use is located in the MSD of a major facility.

Figure 1: Minimum Separation Distance (MSD) and Area of Influence (AOI)



MCR Official Plan Amendments must be completed in draft form in late 2021 / early 2022 and in final form by July 2022 to meet the Provincial deadline. Staff have concerns about the impacts on the ability of the City to meet the Provincial deadline resulting from these proposed changes.

The Analysis and Rationale for Recommendation section of Report PED21137 provides greater detail about staff's concerns respecting certain components of the proposed Land Use Compatibility Guideline.

RELEVANT CONSULTATION

N/A

ANALYSIS AND RATIONALE FOR RECOMMENDATION

1.0 Background

Staff have reviewed the proposed Land Use Compatibility Guideline to determine its implication on the City's Official Plans and Zoning By-law No. 05-200.

The concept and implementation of protecting employment areas from sensitive land uses and possible land use impacts have been long standing provincial and city goals. Given Hamilton's history with a strong industrial sector centred around major transportation facilities and the location of residential uses in close proximity to these employment areas, the City has been proactive in using land use planning tools and other mitigation measures to ensure that land use compatibility is maintained to the greatest extent possible.

In the 1990's, the Province published the D-Series Guidelines, several of the guidelines deal with managing land use compatibility. Guidelines, as the title suggests, provide suggestions for how municipalities can address compatibility. The City has used these

guidelines on a regular basis in the consideration of *Planning Act* applications where it is appropriate to do so.

In reviewing the existing UHOP policies and Zoning By-law No. 05-200 regulations, many of the directions from these guidelines have been implemented through these documents:

- UHOP policies that address both the protection of employment areas from sensitive land uses, and the protection of existing sensitive land uses from incompatible employment uses, using a number of tools (location of land use designations and range of permitted uses, zoning, studies, and mitigation required through site plan control etc.). As noted above, through the MCR Official Plan Conformity Review, staff have identified some required amendments to the UHOP to ensure conformity with revised Provincial Plans related to land use compatibility. Additional changes to the UHOP will be required to conform to the proposed Guideline; and,
- Zoning By-law No. 05-200 has a hierarchy of Industrial zones which address separation distance. The Industrial Zones in By-law 05-200 were established based on the previous D-Series Guidelines. Heavy industrial uses, as prescribed in the proposed Land Use Compatibility Guideline, are restricted to one zone: General Industrial (M5) Zone. These uses for the most part adhere to the minimum separation distances in the proposed Guideline.

2.0 Timing of the Release and the Implementation of the proposed Land Use Compatibility Guideline

Based on a provincial directive, municipalities are required to submit their MCR Official Plan Amendments to the Province by July 2022 and in draft form by the end of the year. These Official Plan Amendments are termed as ‘conformity exercises’ whereby municipalities update their Official Plans to conform with Provincial Plans and to be consistent with the PPS.

The new requirements imposed by the proposed Land Use Compatibility Guideline and the implementation policy directives into the MCR Official Plan Amendment will have a direct impact and a potential to delay the City’s submission of the draft MCR Urban Hamilton Official Plan Amendment (OPA) by the end of 2021 or early 2022. The ERO Posting for the draft Land Use Compatibility Guideline closes on July 3, 2021. The Province will require time to review ERO submissions and make any necessary revisions to the document prior to releasing a final version of the Guideline. As the City is aiming to submit a draft MCR OPA for provincial review in Fall of 2021, the timing of the release of the final Land Use Compatibility Guideline has the potential to delay the City’s conformity process because of the potential to affect the implementation of the City’s Employment Land Conversion review, residential intensification opportunities, and

may warrant the redesignation of lands to remove existing sensitive land use planning permissions.

3.0 Key Changes

3.1 Change from a Guideline to OP Policy Directive

The proposed Guideline has changed from a 'guideline' to be used by municipalities in assessing land use compatibility, based on their own judgement of local circumstances, to a direction that municipalities must follow in the assessment of land use compatibility. Implementation of these guidelines is proposed through Official Plan Amendments and Zoning By-laws. The Guideline directs that, amongst other matters, Official Plans shall identify Minimum Separation Distances (MSD) and Areas of Influence (AOI) within the policy framework, as well as identify the requirement for Demonstration of Need Studies, where required. These two areas of concern are expanded on below.

Previously, the Province's D-Series Guidelines were used as best practices by the City in the formulation of Official Plan policies and associated regulations of Zoning By-law No. 05-200. The proposed change from a guideline document to a policy directive has the effect of creating additional hurdles in the City's goals to protect employment areas while at the same time balancing the need for additional housing within the City to meet its intensification and density targets.

3.2. Significant increase in the minimum separation distances (MSD) and area of influence (AOI) distances

There has been a significant increase in the proposed area of influence (AOI) distances and some increases in the minimum separation distances (MSD) required between sensitive land uses and major facility types in the proposed Guideline from the previous D-Series Guidelines.

Based on the proposed Land Use Compatibility Guideline, an AOI has two purposes:

- to determine a study area for land use compatibility studies; and,
- to establish a default separation distance between a 'major facility' and a sensitive land use.

An MSD is the minimum separation distance that is required between a sensitive land use and a major facility to ensure they that have limited adverse impacts on each other.

The AOI and MSD for major facility types have been included in a revamped class system with increased AOI and MSDs distances.

Table 1: Current MSD and AOI Guidelines (D-Series Guidelines)

Class	MSD	AOI
Class 1 (e.g. beverage bottling, auto parts supplier)	20 m	70 m
Class 2 (e.g. some food manufacturing, electrical production, paint/coating)	70 m	300 m
Class 3 (e.g. chemical plants, steel mills, breweries)	300 m	1000 m

Table 2: Proposed MSD and AOI Requirements in new Guideline

Class	MSD (depends on specific use)	AOI (depends on specific use)
<i>Class 1</i> (e.g. food manufacturing, paint coating, plastics manufacturing, sewage lagoons, small municipal wastewater facilities)	100-200 m	300 m-500 m
<i>Class 2</i> (e.g. industrial food mills, metal and glass manufacturing)	300 m	600-750 m
Class 3 (recycling facilities, anaerobic digesters, asphalt manufacturing)	200-500 m	1000 m
(New) Class 4 (large municipal wastewater facilities, scrap yards, composting facilities)	300-500 m	1,250-1500 m
(New) Class 5 (e.g. cannabis production and processing facilities – urban area only, chemical product manufacturing, cement manufacturing, steel mills)	500 m	2,000 m

Appendices “C” and “D” to Report PED21137 identify the proposed expanded AOI distances measured from the City’s existing Industrial Zones. Appendix “C” identifies the AOI distance ranging from 1,000 m to 2,000 m from the General Industrial (M5) Zone. The M5 Zone is the zone that permits uses that would be classified in the Class 3 and 5 categories in Table 2 above. Included within the 2,000 m AOI measured from the M5 Zone is 685 ha of land within a residential zone, or 8.7% of the City’s total residentially-zoned land area. Further, 100 ha of lands zoned within a commercial / mixed use zone are within the 2,000 m AOI of the M5 Zone, which accounts for 12% of the City’s total commercial / mixed use zoned lands.

Appendix “D” identifies the AOI distance of 500 m to 1,000 m measured from the Prestige Business Park (M3) Zone, Light industrial (M6) Zone, Airport Light Industrial (M10) Zone and Airport Prestige Business (M11) Zone. The M3, M6, M10 and M11 Zones permit uses that would be classified in the Class 1 and 2 categories of Table 2

above. Included within the 1,000 m AOI measured from the M3, M6, M10 and M11 Zones is 1,890 ha of land within a residential zone, or 24% of the City's total residentially-zoned land area. Further, 325 ha of lands zoned within a commercial / mixed use zone are within the 1,000 m AOI of the M3, M6, M10 and M11 Zones, which accounts for 39% of the City's total commercial / mixed use zoned lands.

The impact of the increased AOI and MSD is explained in the sections below.

The proposed Land Use Compatibility Guideline allows municipalities to establish a site specific AOI for an individual major facility. Municipalities may determine an alternate AOI, which may be smaller or larger than the AOI outlined in the Province's Guideline, if supporting studies are completed to justify this alternate AOI. An alternate AOI may be smaller, for example in locations with a planning objective of increasing intensification (e.g. Major Transit Station Areas, Nodes and Corridors) as well as avoiding conflicts.

The development of an alternate AOI, with supporting justification studies, is a voluntary activity undertaken by the municipality and should be developed during the Official Plan Review process or in the current case, the Municipal Comprehensive Review. The introduction of this provision at the current point in the City's MCR process creates uncertainty with the GRIDS 2 / MCR process and the ability of the City to meet the provincial conformity timeline.

3.3. Submission of Land Use Compatibility Studies and Demonstration of Need Studies as part of Planning Act applications

Land Use Compatibility studies will be required for all:

- New or expanding major facilities where a sensitive land use exists or is permitted and is within the AOI; and,
- New or expanding sensitive land uses proposed within the AOI of an existing or planned major facility.

The process required for these studies is included in the draft Guideline, in particular on page 37 of Appendix "B" to Report PED21137.

While a Land Use Compatibility study is not a new requirement, the increase in the AOI has the effect of requiring far more studies to be completed for *Planning Act* applications, including locations where sensitive land uses or industrial uses are already permitted through zoning. As part of the current *Planning Act* process, staff have requested specific land use compatibility studies (i.e. noise, odour, dust, etc.) based on a separation distance of up to 400 m from a heavy industrial use or for lands adjacent to an arterial road and highways for sensitive land uses. Under the proposed Guideline, the requirement for a Land Use Compatibility study would be identified at the Formal

SUBJECT: Comments on the Proposed Provincial Land Use Compatibility Guideline (PED21137) (City Wide) - Page 11 of 14

Consultation stage for any proposed development of a sensitive land use in the AOI of an existing or planned major facility, or the development of a major facility with an AOI that includes existing sensitive land uses.

Appendices “C” and “D” to Report PED21137 illustrate the impact of the updated Guidelines and the requirement for a Land Use Compatibility Study. Within Hamilton Zoning By-law 05-200, the land uses identified as Classes 3 to 5 in Table 2 above, which requires an AOI of 1,000 to 2,000 m, are generally located in the General Industrial (M5) Zone and the Shipping and Navigation Port Lands (M13) Zone. Appendix “C” to Report PED21137 illustrates the extent of a 1,000 to 2,000m separation distance from the General Industrial (M5) Zone. A Land Use Compatibility Study would be required for a proposed sensitive land use as part of a *Planning Act* application within this area.

Similarly, the land uses identified in Classes 1 and 2 in Table 2 above, which requires an AOI of 300 m to 1,000 m depending on use, are generally located in the Prestige Business Park (M3) Zone, Light Industrial (M6) Zone, Airport Light Industrial (M10) Zone and Airport Prestige Business (M11) Zone. Appendix “D” to Report PED21137 illustrates the extent of a 500 m and 1,000 m separation distance from the M3, M6, M10 and M11 Zones. A Land Use Compatibility Study would be required for a proposed sensitive land use as part of a *Planning Act* application within the AOI from these zones, regardless if the current zoning already permits some form of sensitive land use.

As noted above, 685 ha of lands zoned residential (8.7% of total) and 100 ha of lands zoned commercial / mixed use (12% of total) are located within the AOI of the General Industrial (M5) Zone. In addition, 1,890 ha of lands zoned residential (24% of total) and 325 ha of lands zoned commercial / mixed use (39% of total) are located within the AOI of the M3, M6, M10 and M11 Zones. Any proposed sensitive land use within these AOI areas will be required to submit a Land Use Compatibility Study as part of the *Planning Act* application.

If the Land Use Compatibility study identifies any potential adverse impacts, whether or not they can be mitigated, an applicant is required to undertake a Demonstration of Need study.

This Demonstration of Need study must identify if there is a need for the use and to investigate at least two alternative locations for that use outside of the major facility’s AOI. The need for the use must assess applicable Official Plan policies, consider demographics, land supply, growth targets, and how the use would support the community, to name a few requirements.

In addition, the study must:

- Identify other locations in the municipality that have been designated and zoned specifically for the proposed sensitive use and explain why they have not been chosen for the proposed use;
- Provide a list of at least two alternative locations, regardless of ownership, that have been considered outside of the major facility's AOI and for each, discuss whether they would be appropriate for the proposed use as compared to the preferred location; and,
- Identify other potential uses for the subject site that would be compatible and explain why they have not been chosen for the proposed location.

Based on the historical pattern of development across the City, there is significant number of areas that either abut or are within the proposed 2,000 m AOI of the General Industrial (M5) zone (Appendix "C" to Report PED21137). Many of the areas within this 2,000 m radius have the potential to increase the City's housing supply through intensification. The requirement for these studies, especially the Demonstration of Need study, are complex undertakings that will have significant impacts on the timing and potential for additional residential development and may impact the potential for the City to meet the intensification targets of the Growth Plan. There are areas within the proposed 2,000 m AOI that are designated for residential and mixed uses and have existing residential or mixed uses on the lands. While the City currently requires noise, vibration, odour or dust studies for redevelopment of lands for sensitive land uses in close proximity to an industrial use, it would not require a proponent to consider all uses within 2,000 m.

The requirement for such a study will be onerous and costly for proponents of development applications and will also impact staff time and the processing of development applications. It is not clear who will be qualified to review and sign off on the Demonstration of Need Study and what criteria will be used to determine if a demonstrated need has been met.

Staff recommend that the proposed requirement for the Demonstration of Need study be eliminated from the final version of the Province's Land Use Compatibility Guidelines as the City has determined where sensitive land uses, in particular residential land uses, are appropriate and are permitted (Recommendation (b)(ii) to Report PED21137).

In addition, staff recommend that the Province provide a generic Terms of Reference that proponents of development applications and municipalities can refer to in the preparation and review of Land Use Compatibility Studies. The proposed Guideline has increased the requirements and the triggers for when such Studies will be needed. Currently there is a lack of guidance on what should be included in these Studies and

who is qualified to prepare the Studies. The preparation of a Terms of Reference by the Province would provide clarity and increase efficiency in the preparation and review of the Land Use Compatibility Studies.

3.4 Addition of Cannabis Growing and Harvesting Facilities and Cannabis Processing Plants as a Class 5 use (urban area only)

Cannabis Growing and Harvesting facilities have the potential to create significant odour and light impacts. These impacts are created by the growing of the plants; not the drying or processing of cannabis into other forms, such as oils. Given the 500 m requirement for the Minimum Separation Distance, this use will be restricted to only one zone (General Industrial (M5) Zone) in the City. This regulation has the effect of pushing more of these uses into the rural area since there are no similar restrictions.

Cannabis processing facilities are not likely to have the same impacts as the growing of cannabis, therefore it seems unreasonable to establish the processing as a Class 5 use. More significantly, the City does not allow manufacturing of cannabis products in the rural area. These restrictions will further create pressure to allow cannabis products manufacturing in the rural area.

Staff recommend that cannabis manufacturing facilities be classed similarly to food manufacturing as cannabis products and outputs are for human consumption and similar to other food products (e.g. beverages, confectionary) (Recommendation (b)(iii) to Report PED21137).

4.0 Summary and Recommendations:

Based on the concerns summarized above, staff recommend that the City convey to the Province of Ontario that the timing of the proposed Land Use Compatibility Guideline and subsequent implementation of the Guideline through revisions to Official Plan policies will have the potential to delay the City's submission of the Municipal Comprehensive Review Urban Hamilton Official Plan Amendment by the end of 2021 or early 2022.

In addition, staff recommend that the City convey to the Province that it supports the proposed Land Use Compatibility Guideline provided the following changes are made:

- a) The Areas of Influence (AOI) and the Minimum Separation Distance (MSD) remain as guidelines and not be required to be included as part of the Official Plan;
- b) The requirement for the Demonstration of Need study be eliminated as the City has already determined through Official Plan policies and Zoning regulations where sensitive land uses, in particular residential land uses, are appropriate and are permitted; and,

c) Cannabis manufacturing facilities be classed similarly to food manufacturing.

Further, staff recommend the Province provide a Terms of Reference to outline the requirements to be included in a Land Use Compatibility Study, which will assist both proponents of development applications and municipalities with the preparation and review of these studies.

ALTERNATIVES FOR CONSIDERATION

City Council can choose not to submit or modify any comments on the proposed Land Use Compatibility Guideline (May 2021).

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Economic Prosperity and Growth

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

Healthy and Safe Communities

Hamilton is a safe and supportive City where people are active, healthy, and have a high quality of life.

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” to Report PED21137 - Staff comments to MOECP on the proposed Land Use Compatibility Guideline
- Appendix “B” to Report PED21137 - Excerpt of Draft Land Use Compatibility Guideline, Ontario Ministry of Environment, Conservation and Parks, March 2021
- Appendix “C” to Report PED21137 - Map of separation distance from General Industrial (M5) Zone
- Appendix “D” to Report PED21137 - Map of separation distance from Prestige Business Park (M3) Zone and the Light Industrial (M6) Zone