# Proposed Text Amendments to the Urban Hamilton Official Plan – Implementation of Bill 185

Grey highlighted strikethrough text = text to be deleted **Bolded text** = text to be added

Policy Number	Proposed Change	Proposed New / Revised Policy	Why Change is Required
Volume 1, Chapter E	B – Communities		
B.3.3.10.11 (new)	B.3.3.10.11 Where a reduction in the minimum number of required parking spaces or an increase in the maximum number of permitted parking spaces is proposed, the City shall require a Parking Analysis / Study as part of a complete application, unless otherwise determined through the formal consultation process.	B.3.3.10.11 Where a reduction in the minimum number of required parking spaces or an increase in the maximum number of permitted parking spaces is proposed, the City shall require a Parking Analysis / Study as part of a complete application, unless otherwise determined through the formal consultation process.	To establish proposal based criteria for requiring a Parking Study.
B.3.6.3.7	B.3.6.3.7 A noise feasibility study, orand detailed noise study, or both, shall be submitted as determined by the City prior to or at the time of application submission, for development of residential or other noise sensitive land uses on lands in the following locations:	B.3.6.3.7 A noise feasibility study and detailed noise study, shall be submitted prior to or at the time of application submission, for development of residential or other noise sensitive land uses on lands in the following locations:	To strengthen policy language to establish a submission requirement.
B.3.6.3.10	B.3.6.3.10 A vibration study mayshall be required to be submitted prior to or at the time of application submission for development on lands located within 75 metres of a railway line or railway yard, unless otherwise determined through the formal consultation process.	B.3.6.3.10 A vibration study shall be required to be submitted prior to or at the time of application submission for development on lands located within 75 metres of a railway line or railway yard, unless otherwise determined through the formal consultation process.	To strengthen policy language to establish a submission requirement.
B.3.6.3.18	B.3.6.3.18 The City shall ensure that all development or redevelopment with	B.3.6.3.18 The City shall ensure that all development or redevelopment with	To establish an odour impact assessment, dust impact

Policy Number	Proposed Change	Proposed New / Revised Policy	Why Change is Required
	the potential to create conflicts	the potential to create conflicts	analysis and light impact
	between sensitive land uses and point	between sensitive land uses and point	assessment as individual
	source or fugitive air emissions such as	source or fugitive air emissions such as	submission requirements.
	noise, vibration, odour, dust, and other	noise, vibration, odour, dust, and other	
	emissions complies with all applicable	emissions complies with all applicable	
	provincial legislation, provincial and	provincial legislation, provincial and	
	municipal standards, and provincial	municipal standards, and provincial	
	guidelines, and shall have regard to	guidelines, and shall have regard to	
	municipal guidelines. The City <del>may</del>	municipal guidelines. The City shall	
	<b>shall</b> -require proponents of such	require proponents of such proposals to	
	proposals to submit studies prior to or at	submit studies prior to or at the time of	
	the time of application submission,	application submission, unless otherwise	
	unless otherwise determined through	determined through the formal	
	the formal consultation process,	consultation process, including the	
	including the following: noise feasibility	following: noise feasibility study; detailed	
	study; detailed noise study; air quality	noise study; air quality study; odour	
	study; odour impact assessment; dust	impact assessment; dust impact	
	impact analysis; and light impact	analysis; light impact assessment; and	
	assessment; and any other information	any other information and materials	
	and materials identified in Section	identified in Section F.1.19 – Complete	
	F.1.19 – Complete Application	Application Requirements and Formal	
	Requirements and Formal Consultation.	Consultation.	
	Urban Systems and Designations		
E.3.3.3 (new)	E.3.3.3 For any development or	E.3.3.3 For any development or	To establish proposal based
	redevelopment with a proposed height	redevelopment with a proposed height	criteria for requiring the
	of more than six storeys, or any other	of more than six storeys, or any other	following materials in the
	development at the discretion of the	development at the discretion of the	absence of a formal
	Chief Planner, the City shall require the	Chief Planner, the City shall require the	consultation:
	following studies as part of a complete	following studies as part of a complete	Design Review Panel Summary
	application unless otherwise	application unless otherwise determined	of Advice Response;
	determined through the formal	through the formal consultation process:	Pedestrian Level Wind Study;
	consultation process:	a) Design Review Panel Summary of	3D Model.
	a) Design Review Panel Summary of	Advice Response;	
	Advice Response;	b) Pedestrian Level Wind Study; and,	
	b) Pedestrian Level Wind Study; and,	c) 3D Model.	
	c) 3D Model.		

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Policy Number	Proposed Change	Proposed New / Revised Policy	Why Change is Required
E.3.3.4 (new)	E.3.3.4 In addition to Policy E.3.3.3, any	E.3.3.4 In addition to Policy E.3.3.3, any	To establish proposal based
	development or redevelopment with a	development or redevelopment with a	criteria for requiring the
	proposed height of more than six	proposed height of more than six storeys	following materials in the
	storeys and subject to the criteria of	and subject to the criteria of Policies	absence of a formal
	Policies E.3.5.8, E.3.5.9 and E.3.6.8, the	E.3.5.8, E.3.5.9 and E.3.6.8, the City shall	consultation:
	City shall require the following studies	require the following studies as part of a	Housing Report;
	as part of a complete application	complete application unless otherwise	Environmental Assessment
	unless otherwise determined through	determined through the formal	Report; and,
	the formal consultation process:	consultation process:	Shadow Impact Study.
	a) Housing Report;	a) Housing Report;	
	b) Energy and Environmental	b) Energy and Environmental	
	Assessment Report; and,	Assessment Report; and,	
	c) Shadow Impact Study.	c) Shadow Impact Study.	
E.3.3.3	E.3.3.35 Secondary dwelling units shall	E.3.3.5 Secondary dwelling units shall not	Renumbering
	not be included in the calculation of	be included in the calculation of	
	residential density. (OPA 142)	residential density. (OPA 142)	
E.3.7.7	E.3.7.7 Prior to registration of a plan of	E.3.7.7 Prior to registration of a plan of	To strengthen policy language
	subdivision, the City mayshall require	subdivision, the City shall require the	to establish a submission
	the owner to prepare urban design	owner to prepare urban design and/or	requirement.
	and/or architectural guidelines to the	architectural guidelines to the	
	satisfaction of the City, <b>unless</b>	satisfaction of the City, unless otherwise	
	otherwise determined through the	determined through the formal	
	formal consultation process. The City	consultation process. The City may	
	may undertake architectural control to	undertake architectural control to	
	ensure compliance with the approved	ensure compliance with the approved	
	urban design or architectural	urban design or architectural guidelines.	
	guidelines.		
E.4.2.12 (new)	E.4.2.12 For any development or	E.4.2.12 For any development or	To establish proposal based
	redevelopment with a proposed height	redevelopment with a proposed height	criteria for requiring the
	of more than six storeys, or any other	of more than six storeys, or any other	following materials in the
	development at the discretion of the	development at the discretion of the	absence of a formal
	Chief Planner, the City shall require the	Chief Planner, the City shall require the	consultation:
	following studies as part of a complete	following studies as part of a complete	Design Review Panel Summary
	application unless otherwise	application unless otherwise determined	of Advice Response;
	determined through the formal	through the formal consultation process:	Pedestrian Level Wind Study;
	consultation process:	a) Design Review Panel Summary of	3D Model.

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Policy Number	Proposed Change	Proposed New / Revised Policy	Why Change is Required
	a) Design Review Panel Summary of	Advice Response;	
	Advice Response;	b) Pedestrian Level Wind Study; and,	
	b) Pedestrian Level Wind Study; and,	c) 3D Model.	
	c) 3D Model.		
E.4.2.13 (new)	E.4.2.13 In addition to Policy E.4.2.12,	E.4.2.13 In addition to Policy E.4.2.12,	To establish proposal based
	development or redevelopment with a	any development or redevelopment	criteria for requiring the
	proposed height of more than six	with a proposed height of more than six	following materials in the
	storeys and subject to the criteria of	storeys and subject to the criteria of	absence of a formal
	Policy E.4.6.8, the following	Policy E.4.6.8, the following requirements	consultation:
	requirements shall be submitted as part	shall be submitted as part of a	Housing Report;
	of a complete application unless	complete application unless otherwise	Environmental Assessment
	otherwise determined through a formal	determined through a formal	Report; and,
	consultation:	consultation:	Shadow Impact Study.
	a) Housing Report;	a) Housing Report;	
	b) Energy and Environmental	b) Energy and Environmental	
	Assessment Report; and,	Assessment Report; and,	
	c) Shadow Impact Study.	c) Shadow Impact Study.	
E.4.4.16 (new)	E.4.4.16 In addition to Policy E.4.2.12,	E.4.4.16 In addition to Policy E.4.2.12,	To establish proposal based
	development or redevelopment with a	development or redevelopment with a	criteria for requiring the
	proposed height over six storeys within	proposed height over six storeys within	following materials in the
	the Downtown Urban Growth Centre	the Downtown Urban Growth Centre	absence of a formal
	and subject to Policies B.6.1.4.16, and	and subject to Policies B.6.1.4.16, and	consultation:
	B.6.1.4.18 of Volume 2, the City shall	B.6.1.4.18 of Volume 2, the City shall	Transportation Studies,
	require the following studies as part of	require the following studies as part of a	including, but not limited to:
	a complete application unless	complete application unless otherwise	Transportation Impact Study;
	otherwise determined through the	determined through the formal	Cycling Route Analysis;
	formal consultation process:	consultation process:	Pedestrian Route and Sidewalk
	a) Transportation Studies, including, but	a) Transportation Studies, including, but	Analysis;
	not limited to:	not limited to:	Neighbourhood Traffic Calming
	1. Transportation Impact Study;	1. Transportation Impact Study;	Options Report;
	2. Cycling Route Analysis;	2. Cycling Route Analysis;	Transit Assessment; and,
	3. Pedestrian Route and Sidewalk	3. Pedestrian Route and Sidewalk	Transportation Demand
	Analysis;	Analysis;	Management Options Report.
	4. Neighbourhood Traffic Calming	4. Neighbourhood Traffic Calming	Infrastructure and Servicing
	Options Report;	Options Report;	Study;
	5. Transit Assessment; and,	5. Transit Assessment; and,	Cultural Heritage Impact

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Policy Number	Proposed Change	Proposed New / Revised Policy	Why Change is Required
	<ul> <li>6. Transportation Demand</li> <li>Management Options Report.</li> <li>b) Infrastructure and Servicing Study;</li> <li>c) Cultural Heritage Impact</li> <li>Assessment;</li> <li>d) Urban Design Brief;</li> <li>e) Planning Justification Report; and,</li> <li>f) Visual Impact Assessment.</li> </ul>	<ul> <li>6. Transportation Demand Management Options Report.</li> <li>b) Infrastructure and Servicing Study;</li> <li>c) Cultural Heritage Impact Assessment;</li> <li>d) Urban Design Brief;</li> <li>e) Planning Justification Report; and,</li> <li>f) Visual Impact Assessment.</li> </ul>	Assessment; Urban Design Brief; Planning Justification Report; and, Visual Impact Assessment.
E.5.2.7.1	E.5.2.7.1 The following provisions apply to all lands designated Employment Area – Industrial Land, Employment Area – Business Park, Employment Area – Airport Employment Growth District, and Employment Area – Shipping and Navigation on Schedule E-1 – Urban Land Use Designations (OPA 35)  b) Sensitive land uses shall be protected from the potential adverse impacts of major facilities, and major facilities shall be protected from sensitive land uses as follows: (OPA 167, MMAH Mod. 36) i) The City shall follow provincial guidelines concerning land use compatibility between industrial facilities and sensitive land uses, major retail uses, and major office uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, and minimize risk to public health and safety, to ensure the long-term viability of major facilities in	E.5.2.7.1 The following provisions apply to all lands designated Employment Area – Industrial Land, Employment Area – Business Park, Employment Area – Airport Employment Growth District, and Employment Area – Shipping and Navigation on Schedule E-1 – Urban Land Use Designations (OPA 35) b) Sensitive land uses shall be protected from the potential adverse impacts of major facilities, and major facilities shall be protected from sensitive land uses as follows: (OPA 167, MMAH Mod. 36) i) The City shall follow provincial guidelines concerning land use compatibility between industrial facilities and sensitive land uses. Major facilities, sensitive land uses, major retail uses, and major office uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, and minimize risk to public health and safety, to ensure the long-term viability of major facilities in accordance with provincial	To establish proposal based criteria for requiring an Impact Assessment for new Private Waste Disposal Sites.

Policy Number	Proposed Change	Proposed New / Revised Policy	Why Change is Required
	accordance with provincial guidelines,	guidelines, standards and procedures.	
	standards and procedures. (OPA 167,	(OPA 167, MMAH Mod. 36)	
	MMAH Mod. 36)	ii) Where avoidance of impacts is not	
	ii) Where avoidance of impacts is not	possible in accordance with Policy	
	possible in accordance with Policy	E.5.2.7.1 b) i), the City shall protect the	
	E.5.2.7.1 b) i), the City shall protect the	long-term viability of existing or planned	
	long-term viability of existing or	industrial, manufacturing or other uses	
	planned industrial, manufacturing or	that are vulnerable to encroachment	
	other uses that are vulnerable to	by ensuring that the planning and	
	encroachment by ensuring that the	development of proposed adjacent	
	planning and development of	sensitive land uses are only permitted if	
	proposed adjacent sensitive land uses	the development of proposed adjacent	
	are only permitted if the development	sensitive land uses, major retail uses and	
	of proposed adjacent sensitive land	major office uses are only permitted if	
	uses, major retail uses and major office	the development proponent submits a	
	uses are only permitted if the	Land Use Compatibility Study to the	
	development proponent submits a	satisfaction of the City detailing that	
	Land Use Compatibility Study to the	following are demonstrated in	
	satisfaction of the City detailing that	accordance with provincial guidelines,	
	following are demonstrated in	standards and procedures: (OPA 167,	
	accordance with provincial guidelines,	MMAH Mod. 36)	
	standards and procedures: (OPA 167,	1. there is an identified need for the	
	MMAH Mod. 36)	proposed use; (OPA 167)	
	1. there is an identified need for the	2. alternative locations for the proposed	
	proposed use; (OPA 167)	use have been evaluated and there are	
	2. alternative locations for the	no reasonable alternative locations;	
	proposed use have been evaluated	(OPA 167)	
	and there are no reasonable	3. adverse effects to the proposed	
	alternative locations; (OPA 167)	sensitive land use are minimized and	
	3. adverse effects to the proposed	mitigated; and (OPA 167)	
	sensitive land use are minimized and	4. potential impacts to industrial,	
	mitigated; and (OPA 167)	manufacturing or other uses are	
	4. potential impacts to industrial,	minimized and mitigated. (OPA 167)	
	manufacturing or other uses are	iii) The proponent of either a new	
	minimized and mitigated. (OPA 167)	sensitive land use within the	
		Neighbourhoods, Institutional or	

Policy Number	Proposed Change	Proposed New / Revised Policy	Why Change is Required
iii) The project sensitive land Neighbour Commerce designation within an Edesignation addressing necessary satisfaction iv) The premitigation a separation as eparation as epa	ponent of either a new and use within the rhoods, Institutional or ial and Mixed Use ins, or a new industrial facility imployment Area in, shall be responsible for g and implementing the mitigation measures to the n of the City. ferred approach to shall be the establishment of on distance and/or an te transitional land use. In ite transitional land use. In ite prohibited through the law. In itigation measures which is propriate include:  barriers, landscaping, all or other technological, traffic mitigation, and	Proposed New / Revised Policy  Commercial and Mixed Use designations, or a new industrial facility within an Employment Area designation, shall be responsible for addressing and implementing the necessary mitigation measures to the satisfaction of the City. iv) The preferred approach to mitigation shall be the establishment of a separation distance and/or an appropriate transitional land use. In some cases, noxious manufacturing uses may be prohibited through the Zoning By-law. v) Other mitigation measures which may be appropriate include: screening, barriers, landscaping, mechanical or other technological mitigation, traffic mitigation, and lighting control f) Waste disposal facilities shall only be permitted by amendment to this Plan, subject to the completion of an Environmental Assessment, in accordance with the Environmental Assessment Act. The City shall require an Impact Assessment for new Private Waste Disposal Sites as part of a complete application, unless otherwise determined through the formal consultation process.	Why Change is Required

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Policy Number	Proposed Change	Proposed New / Revised Policy	Why Change is Required
E.5.4.10	E.5.4.10 Mineral aggregate resources	E.5.4.10 Mineral aggregate resources	To establish locational criteria
	are present in the Ancaster Business	are present in the Ancaster Business	for requiring Aggregate
	Park/Wilson- Garner area. The City	Park/Wilson- Garner area. The City	Resource Assessment
	supports and encourages the recovery	supports and encourages the recovery	Aggregate/Mineral Resource
	of these resources through the	of these resources through the	Analysis.
	sequential use of the developable land	sequential use of the developable land	
	in this area, whereby mineral	in this area, whereby mineral aggregate	
	aggregate resources are extracted	resources are extracted prior to, or in	
	prior to, or in conjunction with,	conjunction with, development of the	
	development of the area. <b>The City</b>	area. The City shall require an	
	shall require an Aggregate Resource	Aggregate Resource Assessment or	
	Assessment or Aggregate/Mineral	Aggregate/Mineral Resource Analysis	
	Resource Analysis for development or	for development or redevelopment in	
	redevelopment in this area, unless	this area, unless otherwise determined	
	otherwise determined through the	through the formal consultation process.	
	formal consultation process.		
Volume 1: Chapter F			
F.1.19.1	F.1.19.1 Formal consultation with the	F.1.19.1 Formal consultation with the City	In accordance with the
	City shall be <b>encouraged</b> required prior	shall be encouraged prior to the	Planning Act as amended
	to the submission of a <u>Planning Act,</u>	submission of a <u>Planning Act, R.S.O.,</u>	through Bill 185, municipalities
	<u>R.S.O., 1990 c. P.13</u> application(s) for an	1990 c. P.13 application(s) for an official	may no longer require a formal
	official plan amendment, Zoning By-	plan amendment, Zoning By-law	consultation prior to the
	law amendment, draft plan of	amendment, draft plan of subdivision,	submission of a Planning Act
	subdivision, or site plan.	or site plan.	application.
F.1.19.3	F.1.19.3 Notwithstanding Policy F.1.19.1,	F.1.19.3 A waiver for formal consultation	In accordance with the
	the City may waive the requirement for	shall only be considered where a formal	Planning Act as amended
	formal consultation, where the City has	consultation process had been	through Bill 185, municipalities
	identified that, due to the nature of the	completed for the same proposal. If the	may no longer require a formal
	proposal, the need for and scope of	formal consultation is waived by the	consultation prior to the
	required other information and	City, the City shall provide the applicant	submission of a Planning Act
	materials can be determined without a	with a waiver letter from the formal	application.
	formal consultation. A waiver for formal	consultation process that identifies any	
	consultation shall only be considered	necessary other information and	The only time a formal
	where a formal consultation process	materials to be submitted with the	consultation would need to be
	had been completed for the same	application(s) to deem it complete.	waived is for another formal
	<b>proposal.</b> If the <del>requirement for</del> formal	(OPA 175)	consultation for the same

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Policy Number	Proposed Change	Proposed New / Revised Policy	Why Change is Required
	consultation is waived by the City, the City shall provide the applicant with a waiver letter from the formal consultation process that identifies any necessary other information and materials to be submitted with the application(s) to deem it complete. (OPA 175)		proposal has been completed so the requirements identified in the previous formal consultation still apply instead of Schedule I. The proposed policy provides discretion to staff when a waiver would be issued.
F.1.19.5	F.1.19.5 A Planning Act, R.S.O., 1990 c. P.13 application(s) shall be deemed complete provided that: a) it satisfies all applicable provincial requirements; b) it satisfies all requirements set out in this Plan; and, c) it shall be accompanied by all the relevant other information and materials listed in Schedule I Table 1.19.1 or as determined by the procedures of Policy F.1.19.1or F.1.19.3. (OPA 175)	F.1.19.5 A Planning Act, R.S.O., 1990 c. P.13 application(s) shall be deemed complete provided that: a) it satisfies all applicable provincial requirements; b) it satisfies all requirements set out in this Plan; and, c) it shall be accompanied by all the relevant other information and materials listed in Schedule I or as determined by the procedures of Policy F.1.19.1. (OPA 175)	To update reference to revised table for other information and materials.
F.1.19.6	F.1.19.6 Schedule I Table F.1.19.1 identifies the other information and materials which aremay be required to deem Planning Act, R.S.O., 1990 c. P.13 applications for official plan amendment, Zoning By-law amendment, draft plan of subdivision, and site plan complete, unless otherwise determined through a formal consultation process.; (OPA 175)	F.1.19.6 Schedule I identifies the other information and materials which are required to deem Planning Act, R.S.O., 1990 c. P.13 applications for official plan amendment, Zoning By-law amendment, draft plan of subdivision, and site plan complete, unless otherwise determined through a formal consultation process. (OPA 175)	To update reference to other information and materials table and replace with Schedule I.
	Repeal Table F.1.19.1 (as part of Policy F.1.19.6) with the table contained at the end of Appendix "A" to the Amendment to be added as Schedule I to this Plan.	See new table at the end of Appendix "A"	To improve the readability of the table.

Policy Number	Proposed Change	Proposed New / Revised Policy	Why Change is Required
F.1.19.7	F.1.19.7 Other information and	F.1.19.7 Other information and materials	To update reference to other
	materials submitted in accordance	submitted in accordance with Policy	information and materials table
	with Policy F.1.19.5 shall be subject to	F.1.19.5 shall be subject to the following	and replace with Schedule I.
	the following requirements to be	requirements to be deemed complete:	
	deemed complete: (OPA 175)	(OPA 175)	
	a) The other information and materials	a) The other information and materials	
	submitted shall be prepared by a	submitted shall be prepared by a	
	qualified professional, in accordance	qualified professional, in accordance	
	with applicable legislation, in	with applicable legislation, in	
	accordance with Council endorsed	accordance with Council endorsed	
	Terms of Reference or Guideline	Terms of Reference or Guideline	
	material as amended, and/or to the	material as amended, and/or to the	
	satisfaction of the City, retained by	satisfaction of the City, retained by and	
	and at the expense of the applicant.	at the expense of the applicant. (OPA	
	(OPA 175)	175)	
	b) The City may request or conduct a	b) The City may request or conduct a	
	peer review of any other information	peer review of any other information	
	and materials submitted where the City	and materials submitted where the City	
	lacks the appropriate expertise to	lacks the appropriate expertise to	
	review such other information and	review such other information and	
	materials. Such peer review shall be	materials. Such peer review shall be	
	completed by an appropriate agency	completed by an appropriate agency	
	or professional consultant retained by	or professional consultant retained by	
	the City, at the applicant's expense.	the City, at the applicant's expense.	
	c) The City may refuse any other	c) The City may refuse any other	
	information and materials submitted as	information and materials submitted as	
	part of a complete application(s) if it	part of a complete application(s) if it	
	considers the quality of the submission	considers the quality of the submission	
	unsatisfactory and is not considered to	unsatisfactory and is not considered to	
	be in accordance with the applicable	be in accordance with the applicable	
	Terms of Reference or Guideline. (OPA 175)	Terms of Reference or Guideline. (OPA 175)	
	d) The City <del>may</del> shall requireest	d) The City shall require electronic	
	electronic versions of all other	versions of all other information and	
	information and materials submitted as	materials submitted as part of a	
	part of a complete application and	complete application and stipulate the	

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Policy Number	Proposed Change	Proposed New / Revised Policy	Why Change is Required
	stipulate the format of the digital submission. e) In addition to the other information and materials listed in <b>Schedule I</b> Table F.1.19.1, the applicant may be required to submit any other supporting information and materials identified by the City during the formal consultation process with the applicant as being necessary for an application to be deemed complete.	format of the digital submission. e) In addition to the other information and materials listed in <b>Schedule I</b> , the applicant may be required to submit any other supporting information and materials identified by the City during the formal consultation process with the applicant as being necessary for an application to be deemed complete.	
F.1.19.8	F.1.19.8 The requirement for other information and materials submitted in accordance with Policies F.19.1, or F.19.3, or Schedule I is not intended to preclude Council and its delegated authorities from requiring additional reports, studies, maps, plans, calculations, information or materials, which are identified during the review process for an application(s) which has been deemed complete as being necessary for Council and its delegated authorities to make informed decisions.	F.1.19.8 The requirement for other information and materials submitted in accordance with Policies F.19.1, F.19.3, or Schedule I is not intended to preclude Council and its delegated authorities from requiring additional reports, studies, maps, plans, calculations, information or materials, which are identified during the review process for an application(s) which has been deemed complete as being necessary for Council and its delegated authorities to make informed decisions.	To add reference to new Schedule I – Other Information and Materials.
F.1.19.9	F.1.19.9 The City shall establish guidelines for the other information and materials identified in Policy F.19.6 Schedule I, to provide direction regarding the intended content and scope of such other information and materials.	F.1.19.9 The City shall establish guidelines for the other information and materials identified in Schedule I, to provide direction regarding the intended content and scope of such other information and materials.	To add reference to new Schedule I – Other Information and Materials.
F.1.19.10	F.1.19.10 Any development or redevelopment within 200 metres of any gas pipeline easement or facility shall require consultation with the	F.1.19.10 Any development or redevelopment within 200 metres of any gas pipeline easement or facility shall require consultation with the applicable	To add reference to new Schedule I – Other Information and Materials.

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Policy Number	Proposed Change	Proposed New / Revised Policy	Why Change is Required
	applicable utility company. The City or	utility company. The City or utility	
	utility company shall require a Land	company shall require a Land Use in the	
	Use in the Vicinity of Existing Pipelines	Vicinity of Existing Pipelines Study or	
	Study or other information and	other information and materials	
	materials identified in Schedule I as	identified in Schedule I as part of a	
	part of a complete application, unless	complete application, unless otherwise	
	otherwise determined through the	determined through the formal	
	formal consultation process.	consultation process.	
F.1.19.11	F.1.19.11 Prior to the submission of a complete Planning Act application, where complete application requirements have been determined through formal consultation or a formal consultation waiver letter prior to January 1, 2023, the City may:  a) amend the formal consultation or waiver letter; or b) require the complete application requirements to be determined through a new formal consultation or in	F.1.19.11 Prior to the submission of a complete Planning Act application, where complete application requirements have been determined through formal consultation or a formal consultation waiver letter prior to January 1, 2023, the City may:  a) amend the formal consultation or waiver letter; or b) require the complete application requirements to be determined through a new formal consultation or in	In accordance with the Planning Act as amended through Bill 185, municipalities may no longer require a formal consultation prior to the submission of a Planning Act application.
	accordance with Schedule I. (OPA	accordance with Schedule I. (OPA 175)	
F.1.19.12 (new)	F.1.19.12 Schedule Lidentifies four	F.1.19.12 Schedule Lidentifies four	Provides clarity on how
1.1.17.12 (110 00)	categories under which other	categories under which other	Schedule I shall be applied in
	information and materials shall be	information and materials shall be	assessing whether an applicant
	required for each Planning Act	required for each Planning Act	may be deemed complete.
	application. These categories are:	application. These categories are:	
	a) minimum requirements for the	a) minimum requirements for the	
	submission of a complete application	submission of a complete application	
	regardless of the context of the	regardless of the context of the	
	application;	application;	
	b) locational requirements for the	b) locational requirements for the	
	submission of a complete application	submission of a complete application	
	for all applications located within a	for all applications located within a	
	specified area, as determined by the	specified area, as determined by the	
	applicable policies of this Plan;	applicable policies of this Plan;	

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Policy Number	Proposed Change	Proposed New / Revised Policy	Why Change is Required
	c) proposal based requirements for the	c) proposal based requirements for the	
	submission of a complete application	submission of a complete application	
	for all applications of a specified use,	for all applications of a specified use,	
	form, character or scale, as	form, character or scale, as determined	
	determined by the applicable policies	by the applicable policies of this Plan;	
	of this Plan; and,	and,	
	d) discretionary requirements being all	d) discretionary requirements being all	
	other information and materials that	other information and materials that	
	may be requested by the City through	may be requested by the City through	
	the formal consultation process and/or	the formal consultation process and/or	
	the processing of a Planning Act	the processing of a Planning Act	
	application.	application.	
F.1.19.13 (new)	F.1.19.13 Other information and	F.1.19.13 Other information and	Provides clarity on how
	materials identified as locational, or	materials identified as locational, or	Schedule I shall be applied in
	proposal based requirements in	proposal based requirements in	assessing whether an applicant
	Schedule I shall also be considered	Schedule I shall also be considered	may be deemed complete.
	discretionary requirements that may be	discretionary.	,
	requested by the City through the	,	
	formal consultation process and/or the		
	processing of a Planning Act		
	application.		
F.1.19.14 (new)	F.1.19.14 The City may establish	F.1.19.14 The City may establish	As part of the City's response to
, , , , , , , , , , , , , , , , , , , ,	application guidelines to provide	application guidelines to provide	Bill 185, application forms and
	guidance on the applicable policies of	guidance on the applicable policies of	guides will need to be updated
	this Plan which apply to the locational	this Plan which apply to the locational	to reflect the current
	and proposal based requirements as	and proposal based requirements as	development review process.
	identified in Schedule I.	identified in Schedule I.	This will include additional
			guidance respecting the
			Formal Consultation process.
F.1.19.15 (new)	F.1.19.15 Where any policy of this Plan	F.1.19.15 Where any policy of this Plan	In accordance with the
	identifies a submission requirement the	identifies a submission requirement the	Planning Act as amended
	City shall require as part of a complete	City shall require as part of a complete	through Bill 185, municipalities
	application and where it is identified as	application and where it is identified as	may no longer require a formal
	a locational or proposal based	a locational or proposal based	consultation prior to the
	requirement in Schedule I, it shall be	requirement in Schedule I, it shall be	submission of a Planning Act
	deemed to be a submission	deemed to be a submission	application.

Policy Number	Proposed Change	Proposed New / Revised Policy	Why Change is Required
	requirement for a complete	requirement for a complete application	
	application unless otherwise	unless otherwise determined through	To provide clarity that all
	determined through the formal	the formal consultation process.	policies identifying submission
	consultation process.		requirements that may apply, in
			the absence of a formal
			consultation the identified
			materials shall be submitted.
F.1.19.16 (new)	F.1.19.16 For any development on	F.1.19.16 For any development on lands	To establish locational criteria
	lands identified on Schedule A –	identified on Schedule A – Provincial	for the studies identified.
	Provincial Plans as Niagara Escarpment	Plans as Niagara Escarpment Plan	
	Plan Natural Area; or regulated by a	Natural Area; or regulated by a	This policy is required because
	Conservation Authority; or located	Conservation Authority; or located	in the absence of an applicant
	within 120 metres of Hazardous Lands,	within 120 metres of Hazardous Lands,	proceeding through a formal
	Key Hydrologic Features, or Earth	Key Hydrologic Features, or Earth	consultation process, the City
	Science Area of Natural and Scientific	Science Area of Natural and Scientific	cannot determine what
	Interest (ANSI), the City shall require the	Interest (ANSI), the City shall be requiring	technical submissions are
	following other information and	the following other information and	required by the Niagara
	materials to be submitted as part of a	materials to be submitted as part of a	Escarpment Commission or
	complete application unless otherwise	complete application unless otherwise	Conservation Authority.
	determined through the formal	determined through the formal	
	consultation process:	consultation process:	
	a) Channel Design and Geofluvial	a) Channel Design and Geofluvial	
	Assessment;	Assessment;	
	b) Erosion Hazard Assessment;	b) Erosion Hazard Assessment;	
	c) Floodline Delineation Study/	c) Floodline Delineation Study/	
	Hydraulic Analysis;	Hydraulic Analysis;	
	d) Karst Assessment / Karst Contingency Plan;	d) Karst Assessment / Karst Contingency Plan:	
	e) Limit of Core Areas or Limit of	e) Limit of Core Areas or Limit of	
	Conservation Authority Regulated	Conservation Authority Regulated Area;	
	Area:	f) Meander Belt Assessment;	
	f) Meander Belt Assessment;	g) Shoreline Assessment Study/ Coastal	
	g) Shoreline Assessment Study/ Coastal	Engineers Study; and,	
	Engineers Study; and,	h) Slope Stability Study and Report.	
	h) Slope Stability Study and Report.	The state of the s	
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Policy Number	Proposed Change	Proposed New / Revised Policy	Why Change is Required
F.1.19.17 (new)	F.1.19.17 Where there is a discrepancy	F.1.19.17 Where there is a discrepancy	Ensures that site specific
	between submission requirements	between submission requirements	submission requirements
	identified in Volume 1 and the policies	identified in Volume 1 and the policies of	identified in Secondary Plans or
	of Volume 2 and 3, the requirements	Volume 2 and 3, the requirements	Special Policy Areas also
	identified in Volume 2 and 3 shall also	identified in Volume 2 and 3 shall also	included prior to an application
	apply.	apply.	being deemed complete.
F.1.19.18 (new)	F.1.19.18 A Complete Application	F.1.19.18 A Complete Application	This requirement will assist
	Compliance Summary shall be	Compliance Summary shall be required	applicants and staff review of
	required as part of a complete	as part of a complete application	Planning Act applications to
	application where no formal	where no formal consultation has been	ensure all submission
	consultation has been completed	completed which shall identify how	requirements identified within
	which shall identify how each	each requirement on Schedule I has	Schedule I have been included
	requirement on Schedule I has been	been addressed. Where a formal	or addressed.
	addressed. Where a formal	consultation has been completed, a	
	consultation has been completed, a	Summary Response to Formal	
	Summary Response to Formal	Consultation Comments shall be	
	Consultation Comments shall be	submitted as part of a complete	
	submitted as part of a complete	application.	
	application.		
F.3.2.2.2 (new)	F.3.2.2.2 The City shall require a	F.3.2.2.2 The City shall require a	To provide proposal based
	Hydrogeological Study and	Hydrogeological Study and	criteria for requiring a
	Solis/Geotechnical Study as part of a	Solis/Geotechnical Study as part of a	Hydrogeological Study.
	complete application for any site	complete application for any site	
	alteration activities below grade,	alteration below grade, unless otherwise	
	unless otherwise determined through	determined through the formal	
	the formal consultation process.	consultation process.	
F.3.2.6.2	Delete Policy F.3.2.6.2 in its entirety.		In accordance with the
	F.3.2.6.2 The need and scope for the		Planning Act as amended
	preparation of a Design Report shall be		through Bill 185, municipalities
	determined by the City during the		may no longer require a formal
	formal consultation stage of the		consultation prior to the
	development review process and		submission of a Planning Act
	submitted as part of an application in		application.
	accordance with Section F.1.19.5. The		
	specific requirements of the Urban		
	Design Report shall be reflective of		

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Policy Number	Proposed Change	Proposed New / Revised Policy	Why Change is Required
<u>-</u>	individual applications and determined		
	on a case by case basis.		
F.3.2.6.3	F.3.2.6. <b>2</b> 3 The City shall develop Terms	F.3.2.6.2 The City shall develop Terms of	Renumbering policy.
	of Reference for the preparation of	Reference for the preparation of Urban	
	Urban Design Reports.	Design Reports.	
F.3.2.9.2	F.3.2.9.2 The need and scope for the	F.3.2.9.2 The need and scope for the	To add reference to new
	preparation of an Assessment Report	preparation of an Assessment Report	Schedule I.
	shall be determined by the City <b>in</b>	shall be determined by the City in	
	accordance with Schedule I or at the	accordance with Schedule I or at the	
	formal consultation stage of the	formal consultation stage of the	
	development review process and	development review process and	
	submitted as part of the associated	submitted as part of the associated	
	application. The specific requirements	application. The specific requirements	
	of the Assessment Report shall be	of the Assessment Report shall be	
	reflective of individual applications	reflective of individual applications and	
	and determined on a case by case	determined on a case by case basis.	
	basis.		
F.3.2.5.3 (new)	F.3.2.5.3 The City shall require Urban	F.3.2.5.3 The City shall require Urban	To provide proposal based
	Design or Architectural Guidelines to	Design or Architectural Guidelines to be	criteria for requiring Urban
	be submitted as part of a complete	submitted as part of a complete	Design or Architectural
	application for Draft Plan of Subdivision	application for Draft Plan of Subdivision	Guidelines with Control
	Applications with a total area greater	Applications with a total area greater	Architect.
	than two hectares and more than 150	than two hectares and more than 150	
	units or 50,000 square metres of gross	units or 50,000 square metres of gross	
	floor area, unless otherwise determined	floor area, unless otherwise determined	
	through the formal consultation	through the formal consultation process.	
	process.		
F.3.2.11	F.3.2.11.1 Where a request is made by	F.3.2.11.1 Where a request is made by a	To strengthen policy language
	a proponent of a development	proponent of a development	to establish a submission
	application to reduce or waive	application to reduce or waive	requirement.
	requirements for conveyance of lands	requirements for conveyance of lands	
	for right-of-way dedications, including	for right-of-way dedications, including	
	daylight triangles, as set out in Section	daylight triangles, as set out in Section	
	C.4.5.2, Schedule C-2 – Future Right-	C.4.5.2, Schedule C-2 – Future Right-of-	
	of-Way Dedications, or Section C.4.5.7,	Way Dedications, or Section C.4.5.7,	
	proponents mayshall be required to	proponents shall be required to prepare	

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Policy Number	Proposed Change	Proposed New / Revised Policy	Why Change is Required
	prepare a Right of Way Impact	a Right of Way Impact Assessment to	
	Assessment to review potential impacts	review potential impacts and provide a	
	and provide a rationale for the	rationale for the alternative requirement	
	alternative requirement in accordance	in accordance with the criteria outlined	
	with the criteria outlined in Policy	in Policy C.4.5.6.5 a). (OPA 142)	
	C.4.5.6.5 a). (OPA 142)		
F.3.2.12 (new)	F.3.2.12 Housing Reports	F.3.2.12 Housing Reports	To provide proposal based
	The City shall require proponents of	The City shall require proponents of	criteria for requiring a Housing
	development or redevelopment	development or redevelopment	Report.
	applications which include residential	applications which include residential	
	uses to prepare a Housing Report,	uses to prepare a Housing Report, unless	
	unless otherwise determined through	otherwise determined through the	
	the formal consultation process, to	formal consultation process, to indicate	
	indicate how the proposal will provide	how the proposal will provide for a mix	
	for a mix of unit sizes to accommodate	of unit sizes to accommodate a range	
	a range of household sizes and income	of household sizes and income levels in	
	levels in accordance with policies in	accordance with policies in Chapter B –	
	Chapter B – Communities and Chapter	Communities and Chapter E – Urban	
	E – Urban Systems and Designations.	Systems and Designations.	
F.3.2.13 (new)	F.3.2.13 Neighbourhood Traffic Calming	F.3.2.13 Neighbourhood Traffic Calming	To provide proposal based
	Report	Report	criteria for requiring a
	The City shall require proponents of	The City shall require proponents of	Neighbourhood Traffic Calming
	development or redevelopment	development or redevelopment	Report.
	applications to prepare a	applications to prepare a	
	Neighbourhood Traffic Calming Report	Neighbourhood Traffic Calming Report	
	for lands located within 500 metres to	for lands located within 500 metres to	
	an educational establishment (i.e.,	an educational establishment (i.e.,	
	elementary school), unless otherwise	elementary school), unless otherwise	
	determined through the formal	determined through the formal	
	consultation process.	consultation process.	
F.3.2.14 (new)	F.3.2.14 A Water Well Survey and	F.3.2.14 A Water Well Survey and	To provide locational criteria for
	Contingency Plans	Contingency Plans	requiring a Water Well Survey
	The City shall require a Water Well	The City shall require a Water Well	and Contingency Plan.
	Survey and Contingency Plan as part of	Survey and Contingency Plan as part of	
	a complete application for	a complete application for	
	development or redevelopment on	development or redevelopment on	

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Policy Number	Proposed Change	Proposed New / Revised Policy	Why Change is Required
	lands within 500 metres of the urban	lands within 500 metres of the urban	
	boundary or any un-serviced lands	boundary or any un-serviced lands	
	within the urban area, unless otherwise	within the urban area, unless otherwise	
	determined through the formal	determined through the formal	
	consultation process.	consultation process.	
F.3.2.15 (new)	F.3.2.15 Vibration Study	F.3.2.15 Vibration Study	To provide proposal based
	The City shall require a Vibration Study	The City shall require a Vibration Study	criteria for requiring a Vibration
	to be submitted as part of a	to be submitted as part of a	Study.
	Construction Management Plan prior to	Construction Management Plan prior to	
	or at the time of application	or at the time of application submission,	
	submission, unless otherwise	unless otherwise determined through	
	determined through the formal	the formal consultation process.	
	consultation process.		
F.3.2.16 (new)	F.3.2.16 Recreation Needs Assessment	F.3.2.16 Recreation Needs Assessment	To provide proposal based
	The City shall require a Recreation	The City shall require a Recreation	criteria for requiring a
	Needs Assessment to be submitted as	Needs Assessment to be submitted as	Recreation Needs Assessment.
	part of a complete application where	part of a complete application where	
	parkland is proposed on site, unless	parkland is proposed on site, unless	
	otherwise determined through the	otherwise determined through the	
	formal consultation process.	formal consultation process.	
F.3.2.17	F.3.2.17 Zoning Compliance Reviews	F.3.2.17 Zoning Compliance Reviews	To provide proposal based criteria for requiring a Zoning
F.3.2.17.1	F.3.2.17.1 A Zoning Compliance Review	F.3.2.17.1 A Zoning Compliance Review	Compliance Review.  This requirement is required to
	shall be submitted as part a complete	shall be submitted as part a complete	ensure that the City does not
	application for Site Plan and Draft Plan	application for Site Plan and Draft Plan	deem complete Site Plan
	of Subdivision which contains no non-	of Subdivision which contains no non-	applications for proposals that
	compliances with respect to the use of	compliances with respect to the use of	do not conform to the uses
	the lands, unless otherwise determined	the lands, unless otherwise determined	permitted under the Zoning By-
	through the formal consultation	through the formal consultation process.	law.
	process.		

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Policy Number	Proposed Change	Proposed New / Revised Policy	Why Change is Required
F.3.2.17.2	F.3.2.17.2 A Zoning Compliance Review	F.3.2.17.2 A Zoning Compliance Review	This requirement is required to
	submitted as part of Site Plan shall be	submitted as part of Site Plan shall be	ensure that the City does not
	reviewed by City staff to confirm that	reviewed by City staff to confirm that	deem complete Site Plan
	the development conforms to the	the development conforms to the	applications that do not
	applicable height and density policies	applicable height and density policies	conform to the height and
	of Volume 1, Volume 2 and Volume 3	of Volume 1, Volume 2 and Volume 3 of	density policies of the Official
	of the Official Plan prior to the	the Official Plan prior to the application	Plan.
	application being deemed complete.	being deemed complete.	
F.3.2.12.1	F.3.2.1 <b>28</b> Other Technical Studies	F.3.2.18 Other Technical Studies	Renumbering
F.3.2.12.1	F.3.2.1 <b>28</b> In addition to the studies	F.3.2.18.1 In addition to the studies	In accordance with the
	identified in Section F.1.19 – Complete	identified in Section F.1.19 – Complete	Planning Act as amended
	Application Requirements and Formal	Application Requirements and Formal	through Bill 185, municipalities
	Consultation, and Sections F.3.2.1 to	Consultation, and Sections F.3.2.1 to	may no longer require a formal
	F.3.2.9, inclusive, the City may require	F.3.2.9, inclusive, the City may require	consultation prior to the
	technical studies to be submitted as	technical studies to be submitted as	submission of a Planning Act
	part of the <u>Planning Act, R.S.O., 1990 c.</u>	part of the <u>Planning Act, R.S.O., 1990 c.</u>	application.
	P.13 process. Prior to submission of	P.13 process. Prior to submission of these	
	these technical studies, consultation	technical studies, consultation shall be	
	shall be required with City staff to	required with City staff to confirm the	
	confirm the contents for and the	contents for and the criteria to be used	
	criteria to be used in the technical	in the technical studies.	
	studies.		

## Proposed Schedule "I"

					n nt			By-la dmer			raft F Subdi	-	-	Site Plan Control				
Study	y / Material Name	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	
1	Affordable Housing Report / Rental Conversion			<b>✓</b>				<b>✓</b>									~	
	Assessment																	
2	Aggregate Resource Assessment			<b>~</b>														
3	Aggregate/Mineral Resource Analysis		_	<b>~</b>														
4	Agricultural Impact Assessment		<b>/</b>				<b>~</b>				<b>\</b>				<b>/</b>			
5	Air Drainage Analysis Brief		<b>/</b>				<b>~</b>				<b>~</b>				<b>~</b>			
6	Air Quality Study		<u> </u>	<b>~</b>			<b>V</b>	<b>~</b>			<b>~</b>	<b>~</b>					<b>~</b>	
7	Archaeological Assessment		<b>~</b>				<b>~</b>				<b>~</b>				<b>~</b>			
8	Channel Design and Geofluvial Assessment		<b>~</b>				<b>~</b>						<b>~</b>				<b>/</b>	
9	Chloride Impact Study				<b>~</b>				<b>~</b>				<b>✓</b>				<b>~</b>	
10	Complete Application Compliance Summary / Summary Response to Formal Consultation Comments	<b>'</b>				<b>~</b>				<b>~</b>				>				
11	Concept Plan	<b>/</b>				<b>~</b>				<b>~</b>								
12	Construction Management Plan												<b>~</b>				<b>~</b>	
13	Contaminant Management Plan				<b>~</b>				<b>~</b>				<b>~</b>				<b>~</b>	
14	Cost Recovery Agreement	<b>~</b>				<b>~</b>				<b>~</b>							<b>/</b>	
15	Cultural Heritage Assessment – Documentation and Salvage Plan				~				~				~				~	
16	Cultural Heritage Impact Assessment		<b>~</b>				<b>✓</b>				<b>✓</b>				<b>✓</b>			

				al Pla dmei				By-la				Plan ( visio		Site Plan Control				
Study / Material Name		Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	
17	Cut and Fill Analysis				<b>~</b>				<b>~</b>				<b>~</b>				~	
18	Cycling Route Analysis	<b>~</b>				<b>~</b>				<b>~</b>								
19	Design Review Panel Summary of Advice and Response		<b>~</b>	<b>~</b>			<b>~</b>	<b>~</b>			<b>~</b>	<b>~</b>			<b>✓</b>	<b>~</b>		
20	Draft Official Plan Amendment/ Draft Zoning By-law Amendment	~				<b>~</b>												
21	Dust Impact Analysis				<b>~</b>				<b>~</b>				<b>\</b>				<b>~</b>	
22	Elevations													<b>✓</b>				
23	Elevations (Conceptual)	<b>~</b>				<b>~</b>				<b>~</b>								
24	Energy and Environmental Assessment Report			<b>~</b>				<b>~</b>				<b>~</b>				<b>/</b>		
25	Environmental Impact Statement (EIS) and Summary of Environmentally significant Areas Impact Evaluation Group Comments (where applicable)		<b>~</b>				<b>~</b>				<b>~</b>				<b>~</b>			
26	Environmental Site Assessment and/or Record of Site Condition		<b>~</b>	~			<b>~</b>	<b>~</b>			<b>~</b>	<b>~</b>			<b>~</b>	<b>\</b>		
27	Erosion and Sediment Control Plan				<b>~</b>				<b>~</b>	<b>/</b>							<b>~</b>	
28	Erosion Hazard Assessment		<b>~</b>				<b>~</b>				<b>~</b>				<b>~</b>			
29	Farm Economics Report				<b>~</b>				<b>~</b>									
30	Financial Impact Analysis and Financial Strategy				<b>~</b>				<b>~</b>									
31	Fish Habitat Assessment		<b>✓</b>				<b>✓</b>				<b>~</b>				<b>~</b>			
32	Floodline Delineation Study/ Hydraulic Analysis		<b>~</b>				<b>~</b>				<b>~</b>				<b>/</b>			
33	Full Disclosure Report				<b>~</b>				<b>~</b>									
34	Functional Servicing Report	<b>✓</b>				<b>~</b>				<b>~</b>				<b>\</b>				

				al Pla dmei			ning					Plan visio		Site Plan Control				
Study / Material Name		Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	
35	General Vegetation Inventory	<b>~</b>				<b>~</b>				<b>~</b>				<b>~</b>				
36	Grading Plan	<b>V</b>				<b>~</b>				~				<b>~</b>				
37	Housing Report			<b>~</b>				<b>~</b>				~					<b>~</b>	
38	Hydrogeological Study			<b>~</b>				<b>~</b>		~				<b>✓</b>				
39	Impact Assessment for new Private Waste Disposal Sites			<b>~</b>				<b>~</b>								<b>~</b>		
40	Karst Assessment/Karst Contingency Plan		<b>~</b>				<b>~</b>				<b>✓</b>				<b>✓</b>			
41	Land Use Compatibility Study			<b>~</b>				<b>~</b>								<b>~</b>		
42	Land Use in the Vicinity of Existing Pipelines Study		<b>~</b>				<b>~</b>				<b>~</b>				<b>~</b>			
43	Land Use/ Commercial Needs and Impact Assessment			<b>~</b>				<b>~</b>										
44	Landfill Impact Assessment		<b>✓</b>	<b>~</b>			<b>✓</b>	<b>✓</b>			<b>~</b>	<b>~</b>			<b>~</b>	<b>~</b>		
45	Landscape Plan									~				<b>~</b>				
46	Landscape Plan (Conceptual)	<b>V</b>				<b>~</b>												
47	Light Impact Assessment			<b>~</b>				<b>~</b>				<b>~</b>				<b>~</b>		
48	Limit of Core Areas or Limit of Conservation Authority Regulated Area		<b>~</b>				<b>~</b>				~				~			
49	Linkage Assessment		<b>✓</b>				<b>✓</b>				<b>~</b>				<b>~</b>			
50	Market Impact Study			~				<b>~</b>										
51	Master Drainage Plan				<b>~</b>				<b>✓</b>				<b>✓</b>				<b>~</b>	
52	Materials Palette or Imagery												<b>✓</b>				<b>~</b>	
53	Meander Belt Assessment				<b>~</b>				<b>~</b>				<b>✓</b>				<b>~</b>	
54	Minimum Distance Separation Calculation				<b>~</b>				<b>~</b>				<b>✓</b>				<b>✓</b>	

			officia men	-			ning					Plan visio	-	Site Plan Control				
Study / Material Name		Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	
55	Ministry of the Environment Conservation and Parks - Environmental Compliance Approval				<b>~</b>				~				~				~	
56	Modern Roundabout and Neighbourhood Roundabout Analysis				<b>'</b>				~				~					
57	Neighbourhood Traffic Calming Options Report		<b>~</b>				<b>~</b>				<b>~</b>				<b>~</b>			
58	Noise Impact Studies (Noise Feasibility and/or Detailed Noise Study)		<b>~</b>	<b>~</b>			<b>~</b>	<b>~</b>			<b>~</b>	~			<b>~</b>	<b>~</b>		
59	Nutrient Management Study				<b>\</b>				<b>~</b>				<b>~</b>				<b>✓</b>	
60	Odour Impact Assessment		<b>~</b>	<b>~</b>			<b>~</b>	<b>~</b>			<b>~</b>	<b>✓</b>			<b>✓</b>	<b>✓</b>		
61	On-Street Parking Plan												<b>~</b>				<b>~</b>	
62	Parking Analysis/Study			<b>~</b>				~				~				~		
63	Pedestrian Route and Sidewalk Analysis	~				<b>/</b>				<b>~</b>							<b>~</b>	
64	Planning Justification Report	<b>~</b>				<b>~</b>				<b>~</b>							<b>✓</b>	
65	Planning Brief / Development Brief													<b>~</b>				
66	Pre-Technical Conservation Authority Review				<b>~</b>				<b>~</b>				<b>~</b>				<b>~</b>	
67	Public Consultation Summary and Comment Response Report	~				<b>&gt;</b>				~								
68	Recreation Feasibility Study				<b>✓</b>				<b>~</b>									
69	Recreation Needs Assessment				<b>~</b>				<b>~</b>				<b>~</b>					
71	Restoration Plan				<b>/</b>				<b>~</b>				<b>~</b>				<b>~</b>	
72	Right of Way Impact Assessment			<b>~</b>				<b>~</b>				<b>~</b>				<b>~</b>		
73	Roadway/Development Safety Audit				<b>\</b>				<b>~</b>				<b>~</b>					

				al Pla dmei			ning					Plan ( visio	-	Site Plan Control				
Study / Material Name		Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	
74	School Accommodation Issues Assessment				<b>~</b>				<b>~</b>									
75	School and City Recreation Facility and Outdoor Recreation/Parks Issues Assessment				<b>~</b>				<b>~</b>				<b>~</b>					
76	Servicing Plan				<b>\</b>				<b>~</b>	<b>✓</b>				<b>~</b>				
77	Shoreline Assessment Study/Coastal Engineers Study		<b>/</b>				<b>~</b>				<b>~</b>				>			
78	Site Lighting Plan												<b>✓</b>				<b>~</b>	
79	Site Plan and Floor Plans													<b>~</b>				
81	Slope Stability Study and Report		<b>✓</b>				<b>~</b>				<b>~</b>				<b>\</b>			
82	Soil Management Plan												<b>✓</b>				<b>✓</b>	
83	Soils/Geotechnical Study			<b>~</b>				<b>~</b>		<b>/</b>				<b>~</b>				
84	Species Habitat Assessment		<b>~</b>				<b>/</b>				<b>/</b>				<b>/</b>			
85	Storm Water Management Report/Plan and/or update to an existing Storm Water Management Plan	<b>/</b>				>				>				<b>/</b>				
86	Sub-watershed Plan and/or update to an existing Subwatershed Plan				<b>&gt;</b>				<b>~</b>				<b>~</b>					
87	Sun/Shadow Study			<b>~</b>				<b>~</b>				~				<b>~</b>		
88	Survey Plan (Real Property Report)	<b>~</b>				<b>/</b>				<b>~</b>				<b>~</b>				
89	Transit Assessment	<b>~</b>				<b>✓</b>				<b>✓</b>								
90	Transportation Demand Management Options Report				<b>\</b>			<b>~</b>				~				<b>~</b>		
91	Transportation Impact Study	<b>~</b>				<b>/</b>							<b>~</b>				<b>✓</b>	
92	Tree Management Plan/Study (City-owned trees and / or within 3 metres of ROW)	<b>'</b>				<b>~</b>				>				<b>&gt;</b>				

			Official Plan Amendment			Zoning By-law Amendment			Draft Plan of Subdivision			Site Plan Control					
Study / Material Name		Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary
94	Tree Protection Plan (Private trees)	~				<b>~</b>				<b>/</b>				<b>~</b>			
95	Urban Design or Architectural Guidelines and Architectural Control											~					
96	Urban Design Report/ Brief			<b>~</b>				<b>~</b>				<b>~</b>				<b>/</b>	
97	Vibration Study		<b>~</b>				>				<b>/</b>				<b>\</b>		
98	Visual Impact Assessment		<b>✓</b>	<b>~</b>			>	<b>✓</b>			<b>✓</b>	<b>✓</b>			<b>\</b>	<b>/</b>	
99	Water and Wastewater Servicing Study	<b>~</b>				<b>\</b>				<b>/</b>				<b>/</b>			
100	Watermain Hydraulic Analysis								<b>~</b>	>				<b>/</b>			
101	Water Well Survey and Contingency Plan		<b>~</b>				>				<b>/</b>				>		
102	Wildland Fire Assessment (OPA 167)												<b>~</b>				<b>~</b>
103	Wind Study			<b>~</b>				<b>~</b>				<b>~</b>				<b>/</b>	
104	Zoning Compliance Review					<b>/</b>				<b>/</b>				<b>/</b>			
105	3D Model			<b>✓</b>		•		~				~	_		_	<b>/</b>	

Policy Number	Proposed Change		
Volume 2: Chapter B	8-4 – Flamborough Secondary Plans		
B.4.3.14.1	B.4.3.14.1 Study Requirements The following studies may shall be required to be submitted or at the time of application for any plan of subdivision, official plan amendment, or zoning bylaw amendment, unless otherwise determined through the formal consultation process in accordance with Section F.1.19 — Complete Application Requirements and Formal Consultation, and the relevant section of Section F.3.0  Other Implementation Tools of Volume 1:	B.4.3.14.1 Study Requirements The following studies shall be required to be submitted or at the time of application for any plan of subdivision, official plan amendment, or zoning bylaw amendment, unless otherwise determined through the formal consultation process:	To strengthen policy language to establish a submission requirement.
Volume 2: Chapter B	3-6 – Hamilton Secondary Plans		
B.6.1.4.16	B.6.1.4.16 For lands identified as Low-rise 2 on Map B.6.1.2 – Downtown Hamilton Building Heights, increases in height to a maximum of 12 storeys (mid-rise), may be permitted without an amendment to this Plan, subject to the following:  f) in order to demonstrate the considerations listed above, proponents may shall be required to submit all of the following studies, unless otherwise determined through the formal consultation process, in addition to any other studies identified as part of the Formal Consultation required under Section F – Implementation of Volume 1, as part of a development application:	B.6.1.4.16 For lands identified as Lowrise 2 on Map B.6.1.2 – Downtown Hamilton Building Heights, increases in height to a maximum of 12 storeys (mid-rise), may be permitted without an amendment to this Plan, subject to the following: f) in order to demonstrate the considerations listed above, proponents shall be required to submit all of the following studies, unless otherwise determined through the formal consultation process, as part of a development application:	To strengthen policy language to establish a submission requirement.

### Appendix "E" to Report PED24134 Page 27 of 28

Policy Number	Proposed Change		
B.6.1.4.17	B.6.1.4.17 The following policies shall apply to mid-rise building forms:	B.6.1.4.17 The following policies shall apply to mid-rise building forms:	To strengthen policy language to establish a submission requirement.
	e) Shadow Impact Studies, Visual Impact	e) Shadow Impact Studies, Visual	
	Assessments, and Pedestrian Level Wind	Impact Assessments, and Pedestrian	
	Studies mayshall be required to determine potential impacts arising from	Level Wind Studies shall be required to determine potential impacts arising	
	mid-rise buildings.	from mid-rise buildings.	
B.6.1.4.23	B.6.1.4.23 All tall buildings shall meet the following requirements: e) the following studies mayshall be	B.6.1.4.23 All tall buildings shall meet the following requirements: e) the following studies shall be	To strengthen policy language to establish a submission requirement.
	required, unless otherwise determined through the formal consultation processin addition to any other studies identified as	required, unless otherwise determined through the formal consultation process, for tall building development	
	part of the Formal Consultation required	to demonstrate that the proposal	
	under Section F – Implementation of	meets the applicable design criteria	
	Volume 1, for tall building development to demonstrate that the proposal meets	of the Downtown Hamilton Tall Building Guidelines:	
	the applicable design criteria of the Downtown Hamilton Tall Building Guidelines:		
B.6.1.10.6	B.6.1.10.6 A Visual Impact Assessment	B.6.1.10.6 A Visual Impact Assessment	To strengthen policy language
	mayshall be required for development	shall be required for development	to establish a submission
	located on streets identified as View	located on streets identified as View	requirement.
	Corridors to the Niagara Escarpment, and properties identified as Locations	Corridors to the Niagara Escarpment,	
	Where There May Be Impacts to Views,	and properties identified as Locations Where There May Be Impacts to	
	as shown on Appendix C – Downtown	Views, as shown on Appendix C –	
	Hamilton Secondary Plan – Viewshed	Downtown Hamilton Secondary Plan –	
	Analysis, unless otherwise determined	Viewshed Analysis, unless otherwise	
	through the formal consultation process.	determined through the formal	
		consultation process.	
B.6.1.10.10	B.6.1.10.10 A Visual Impact Assessment	B.6.1.10.10 A Visual Impact Assessment	To strengthen policy language
	mayshall be required for development	shall be required for development	to establish a submission

Policy Number	Proposed Change		
_	that is adjacent to a cultural heritage	that is adjacent to a cultural heritage	requirement.
	resource, a cultural heritage landscape,	resource, a cultural heritage	
	a place of worship, or an existing	landscape, a place of worship, or an	
	landmark, that creates a distinct visual	existing landmark, that creates a	
	orientation point within the Downtown	distinct visual orientation point within	
	and that may be impacted by proposed	the Downtown and that may be	
	development, unless otherwise	impacted by proposed development,	
	determined through the formal	unless otherwise determined through	
	consultation process.	the formal consultation process.	
Volume 2: Chapter B	3-7 – Stoney Creek Secondary Plans		
B.7.4.17.6	B.7.4.17.6 In addition to Section F.1.19.6 –	B.7.4.17.6 In addition to Section	To strengthen policy language
	Complete Application Requirements and	F.1.19.6 – Complete Application	to establish a submission
	Formal Consultation, the following study	Requirements and Formal	requirement.
	may shall be required:	Consultation, the following study shall	
	a) An Air Drainage Analysis Brief, which	be required:	
	has been prepared by a qualified	a) An Air Drainage Analysis Brief,	
	environmental engineer with additional	which has been prepared by a	
	information being provided by a	qualified environmental engineer with	
	climatologist, and agrologist who are	additional information being provided	
	specialized in the field of tender fruit and	by a climatologist, and agrologist who	
	grape production, to the satisfaction of	are specialized in the field of tender	
	the City. The Air Drainage Analysis Brief	fruit and grape production, to the	
	shall include the following:	satisfaction of the City. The Air	
	i) A review of the existing conditions,	Drainage Analysis Brief shall include	
	including air photos, topography,	the following:	
	thermal conditions, climate and air	i) A review of the existing conditions,	
	movement down the Niagara	including air photos, topography,	
	Escarpment and towards Lake Ontario,	thermal conditions, climate and air	
	to evaluate the effects of the proposed	movement down the Niagara	
	development on the existing	Escarpment and towards Lake	
	microclimate and airflow.	Ontario, to evaluate the effects of the	
		proposed development on the	
		existing microclimate and airflow.	