Authority: Item 3, Planning Committee Report 24-015 (PED24134)

CM: October 23, 2024 Ward: City Wide

Written approval for this by-law was given by Mayoral Decision MDE-2024 21

Dated October 23, 2024

Bill No. 190

CITY OF HAMILTON

BY-LAW NO. 24-

To Adopt:

Official Plan Amendment No. 47 to the former Region of Hamilton-Wentworth Official Plan

Respecting:

Formal Consultation and Complete Application Requirements under Bill 185

(West Harbour (Setting Sail) Secondary Plan area)

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

1. Amendment No. 47 to the former Region of Hamilton-Wentworth Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 23 rd day of October, 2024.	
A. Horwath	M. Trennum
Mayor	City Clerk

Amendment No. 47 to the former Region of Hamilton-Wentworth Official Plan

The following text, together with:

Appendix "A"	Subsection D.7A – Complete Application Requirements and
	Formal Consultation
Appendix "B"	Subsection D.7B – Locational and Proposal Based
	Requirements
Appendix "C"	Volume 1: Schedule I – Other Information and Materials

attached hereto, constitutes Official Plan Amendment No. 47 to the former Region of Hamilton-Wentworth Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to amend the former Region of Hamilton - Wentworth Official Plan by amending existing policies and adding new policies to respond to Planning Act legislative changes which implement Bill 185, Cutting Red Tape to Build More Homes Act, 2024.

2.0 Location:

The lands affected by this amendment are located within the West Harbour (Setting Sail) Secondary Plan area.

3.0 Basis:

The basis for permitting this Amendment is:

- The Amendment provides clarity on the requirements for a complete application in the absence of an applicant first going through the formal consultation process; and
- The Amendment is consistent with the Provincial Planning Statement, 2024.

4.0 Changes:

Former Region of Hamilton- Wentworth Official Plan Amendment No. 47	Page 1 of 3	Hamilton
---	----------------	----------

4.1 Text Changes

- 4.1.1 <u>Subsection D.7A Complete Application Requirements and Formal Consultation</u>
 - a. That the following policies of Subsection D.7A Complete Application Requirements and Formal Consultation be amended, added or deleted, as outlined in Appendix "A", attached to this Amendment: 1.0

• D.7A.1

D.7A.8

• D.7A.13 (new)

• D.7A.3

• D.7A.9

• D.7A.14 (new)

• D.7A.5

• D.7A.10 (new)

D.7A.15 (new)

D.7A.6

• D.7A.11 (new)

•

- D.7A.7
- D.7A.12 (new)
- 4.1.2 <u>Subsection D.7B Locational and Proposal Based Application</u> Requirements
 - a. That Subsection D.7B Locational and Proposal Based Application Requirements be added as outlined in Appendix "B", attached to this Amendment:

• D.7B.1 (new)

• D.7B.6 (new)

• D.7B.12 (new)

• D.7B.2 (new)

D.7B.7 (new)

• D.7B.13 (new)

• D.7B.3 (new)

D.7B.8 (new)

• D.7B.14 (new)

D.7B.4 (new)

• D.7B.9 (new)

• D.7B.15 (new)

D.7B.5 (new)D.7B.6 (new)

D.7B.10 (new)D.7B.11 (new)

D.7B.16 (new)

4.2 Maps and Schedules

- 4.1.2 Schedule 1 Other Information and Materials
- a. That Schedule 1 Other Information and Materials be added to the Region of Wentworth-Hamilton Official Plan, as shown on Appendix "C", attached to this Amendment.

5.0 Implementation:

An implementing amendment to the City's Formal Consultation By-law will give effect to the intended uses on the subject lands.

Former Region of Hamilton- Wentworth Official Plan Amendment No. 47	Page 2 of 3	Hamilton
---	----------------	----------

This Official Plan Amendment is Schedule "1" to By-law No. 24-190 passed on the 23rd day of October, 2024.

City of Hamilton	
 M. Trennum	

City Clerk

Former Region of Hamilton-Wentworth Official Plan Amendment No. 47

A. Horwath

Mayor



Appendix "A" – Subsection D.7A – Complete Application Requirements and Formal Consultation

Proposed Change	Proposed New / Revised Policy
Grey highlighted strikethrough text = text to be deleted	Bolded text = text to be added
D.7A.1 Formal consultation with the City	D.7A.1 Formal consultation with the City
(formerly the Region of Hamilton	(formerly the Region of Hamilton-
Wentworth) shall be encouraged required	Wentworth) shall be encouraged prior to the
prior to the submission of a Planning Act	submission of a Planning Act
application(s) for a Regional Official	application(s) for a Regional Official
Plan Amendment, Area Municipal	Plan Amendment, Area Municipal
Official Plan Amendment, Zoning Bylaw	Official Plan Amendment, Zoning Bylaw
Amendment, Draft Plan of	Amendment, Draft Plan of
Subdivision, or Site Plan.	Subdivision, or Site Plan.
D.7A.3 Notwithstanding Policy D.7A.1, the City	D.7A.3 A waiver for formal consultation shall
may waive the requirement for formal	only be considered where a formal
consultation, where the City has	consultation process had been completed
identified that, due to the nature of the	for the same proposal. If the formal
proposal, the need for and scope of	consultation is waived by the City, the City
required other information and	will provide the applicant with a form that
materials can be determined without a	identifies the necessary other
formal consultation. A waiver for formal	information and materials to be submitted
consultation shall only be considered where a	with the application(s) to deem it complete.
formal consultation process had been	
completed for the same proposal. If the	
formal consultation is waived by the City, The	
City will provide the applicant with a form that	
identifies the necessary other	
information and materials to be submitted	
with the application(s) to deem it complete.	
D.7A.5 A Planning Act application(s) shall be	D.7A.5 A Planning Act application(s) shall be
deemed complete provided that:	deemed complete provided that:
a) it satisfies all applicable provincial	a) it satisfies all applicable provincial
requirements;	requirements;
b) it satisfies all requirements set out	b) it satisfies all requirements set out
in the applicable Area Municipal Official	in the applicable Area Municipal Official
Plans; and,	Plans; and,
c) it shall be accompanied by all the	c) it shall be accompanied by all the
other information and materials	other information and materials
listed in Schedule No. 1 Table 1 of Policy D.7A.6	listed in Schedule No. 1 or as determined by
or as determined by the procedures of	the procedures of Policy D.7A.1 or D.7A.3.
Policy D.7A.1 or D.7A.3.	D.7A.6 Schedule No. 1 identifies the other
D.7A.6 Schedule No. 1 Table 1 identifies the	
other information and materials which are required to deem Planning Act applications	information and materials which are required
for Regional Official Plan Amendment, Area	to deem Planning Act applications for Regional Official Plan Amendment, Area
Municipal Official Plan Amendment, Zoning	Municipal Official Plan Amendment, Zoning
By-law Amendment, Draft Plan of Subdivision,	By-law Amendment, Draft Plan of Subdivision,
and Site Plan complete, unless otherwise	and Site Plan complete, unless otherwise
determined through a formal consultation.	·
determined initolyti a formal consultation.	determined through a formal consultation.

Repeal Table 1 (as part of Policy 7A.6) with See new table at the end of Appendix "A" the table contained at the end of Appendix "A" to the Amendment to be added as Schedule No. 1 to this Plan. D.7A.7 Other information and materials D.7A.7 Other information and materials submitted in accordance with Policy D.7A.5 submitted in accordance with Policy D.7A.5 shall be subject to the following requirements shall be subject to the following requirements to be deemed complete: to be deemed complete: e) In addition to the other information e) In addition to the other information and materials listed in **Schedule No. 1** Table 1, and materials listed in Schedule No. 1, the the applicant may shall be required to submit applicant shall be required to submit any other supporting information and any other supporting information and materials identified by the City during the materials identified by the City during the formal consultation process with the applicant formal consultation process with the as being necessary for an application to be applicant as being necessary for an deemed complete. application to be deemed complete. D.7A.8 The requirement for other information D.7A.8 The requirement for other information and materials submitted in accordance with and materials submitted in accordance with Policies D.7A.1, or D.7A.3, or Schedule No. 1 is Policies D.7A.1, D.7A.3, or Schedule No. 1 is not intended to preclude Council and its not intended to preclude Council and its delegated authorities from requiring delegated authorities from requiring additional reports, studies, maps, plans, additional reports, studies, maps, plans, calculations, information or materials, which calculations, information or materials, which are identified during the review process for an are identified during the review process for application(s) which has been deemed an application(s) which has been deemed complete as being necessary for Council and complete as being necessary for Council its delegated authorities to make informed and its delegated authorities to make decisions. informed decisions. D.7A.9 The City shall establish guidelines for D.7A.9 The City shall establish guidelines for the other information and materials identified the other information and materials identified in Policy D.7A.5 Schedule No. 1, to provide in Schedule No. 1, to provide direction regarding the intended content and scope direction regarding the intended content and scope of such other information and of such other information and materials. materials. D.7A.10 Prior to the submission of a complete D.7A.10 Prior to the submission of a complete Planning Act application, where complete Planning Act application, where complete application requirements have been application requirements have been determined through formal consultation or a determined through formal consultation or a formal consultation waiver letter prior to formal consultation waiver letter prior to January 1, 2023, the City may: January 1, 2023, the City may: a) amend the formal consultation or waiver a) amend the formal consultation or waiver letter; or letter; or b) require the complete application b) require the complete application requirements to be determined through a new requirements to be determined through a formal consultation or in accordance with new formal consultation or in accordance Schedule No. 1. with Schedule No. 1. D.7A.11 Schedule No. 1 identifies four D.7A.11 Schedule No. 1 identifies four categories under which other information and categories under which other information materials shall be required for each Planning and materials shall be required for each Act application. These categories are: Planning Act application. These categories

- a) minimum requirements for the submission of a complete application regardless of the context of the application;
- b) locational requirements for the submission of a complete application for all applications located within a specified area, as determined by the applicable policies of this Plan:
- c) proposal based requirements for the submission of a complete application for all applications of a specified use, form, character, or scale, as determined by the applicable policies of this Plan; and, d) discretionary requirements being all other information and materials that may be
- d) discretionary requirements being all other information and materials that may be requested by the City through the formal consultation process and/or the processing of a Planning Act application.
- D.7A.12 The City may establish application guidelines or update to provide guidance on the applicable policies of this Plan which apply to the locational and proposal based requirements as identified in Schedule No. 1.
- D.7A.13 Where any policy of this Plan identifies a submission requirement the City may require as part of a complete application and where it is identified as a locational or proposal based requirement, it shall be deemed to be a submission requirement for a complete Planning Act application unless otherwise determined through the formal consultation process.
- D.7A.14 Where there is a discrepancy between submission requirements identified in this Plan and the policies of the former City of Hamilton Official Plan and the West Harbour Secondary Plan, the requirements identified in the former City of Hamilton Official Plan and the West Harbour Secondary Plan shall also apply.
- D.7A.15 A Complete Application Compliance Summary shall be required where no formal consultation has been completed which shall identify how each requirement on Schedule No. 1 has been addressed.

are:

- a) minimum requirements for the submission of a complete application regardless of the context of the application;
- b) locational requirements for the submission of a complete application for all applications located within a specified area, as determined by the applicable policies of this Plan.
- c) proposal based requirements for the submission of a complete application for all applications of a specified use, form, character, or scale, as determined by the applicable policies of this Plan; and,
- d) discretionary requirements being all other information and materials that may be requested by the City through the formal consultation process and/or the processing of a Planning Act application.
- D.7A.12 The City may establish application guidelines to provide guidance for the applicable policies of this Plan which apply to the locational and proposal based requirements as identified in Schedule No. 1.
- D.7A.13 Where any policy of this Plan identifies a submission requirement the City may require as part of a complete application and where it is identified as a locational or proposal based requirement, it shall be deemed to be a submission requirement for a complete Planning Act application unless otherwise determined through the formal consultation process.
- D.7A.14 Where there is a discrepancy between submission requirements identified in this Plan and the policies of the former City of Hamilton Official Plan and the West Harbour Secondary Plan, the requirements identified in the former City of Hamilton Official Plan and the West Harbour Secondary Plan shall also apply.
- D.7A.15 A Complete Application Compliance Summary shall be required where no formal consultation has been completed which shall identify how each requirement on Schedule No. 1 has been addressed.

Proposed New / Revised Policy Proposed Change Grey highlighted strikethrough text = text to be deleted **Bolded text** = text to be added 7B Locational and Proposal Based 7B Locational and Proposal Based **Application Requirements** Application Requirements The following policies identify the criteria for The following policies identify the criteria for locational and proposal based requirements locational and proposal based requirements identified in Schedule No. 1. identified in Schedule No. 1. D.7B.1 The City shall ensure that all D.7B.1 The City shall ensure that all development or redevelopment with the development or redevelopment with the potential to create conflicts between sensitive potential to create conflicts between land uses and point source or fugitive air sensitive land uses and point source or emissions such as noise, vibration, odour, fugitive air emissions such as noise, vibration, dust, and other emissions complies with all odour, dust, and other emissions complies applicable provincial legislation, provincial with all applicable provincial legislation, and municipal standards, and provincial provincial and municipal standards, and guidelines, and shall have regard to provincial guidelines, and shall have regard municipal guidelines. The City shall require to municipal guidelines. The City shall require proponents of such proposals to submit proponents of such proposals to submit studies prior to or at the time of application studies prior to or at the time of application submission, unless otherwise determined submission, unless otherwise determined through the formal consultation process. through the formal consultation process, including the following: noise feasibility study; including the following: noise feasibility study; detailed noise study; air quality study; odour detailed noise study; air quality study; odour impact assessment: dust impact analysis: impact assessment; dust impact analysis; light light impact assessment; and any other impact assessment; and any other information and materials identified in Section information and materials identified in Section **D.7A - Complete Application Requirements** D.7A - Complete Application Requirements and Formal Consultation. and Formal Consultation. D.7B.2 For any development or D.7B.2 For any development or redevelopment on lands identified on Map redevelopment on lands identified on Map No 3a – Provincial Plans as Niagara No 3a – Provincial Plans as Niagara Escarpment Plan Natural Area; or regulated Escarpment Plan Natural Area; or regulated by a Conservation Authority: or located within by a Conservation Authority; or located within 120 metres of Hazardous Lands, Key 120 metres of Hazardous Lands, Key Hydrologic Features, or Earth Science Area of Hydrologic Features, or Earth Science Area of Natural and Scientific Interest (ANSI), the City Natural and Scientific Interest (ANSI), the City shall require the following other information shall require the following other information and materials to be submitted as part of a and materials to be submitted as part of a complete application unless otherwise complete application unless otherwise determined through the formal consultation determined through the formal consultation process: 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/ Hydraulic c) Floodline Delineation Study/ Hydraulic Analysis; Analysis:

d) Karst Assessment / Karst Contingency Plan;

e) Limit of Core Areas or Limit of Conservation

d) Karst Assessment / Karst Contingency Plan;

e) Limit of Core Areas or Limit of Conservation

Authority Regulated Area;

- f) Meander Belt Assessment;
- g) Shoreline Assessment Study/ Coastal Engineers Study; and,
- h) Slope Stability Study and Report.
- D.7B.3 A cultural heritage impact assessment:
- a) shall be required by the City and submitted prior to or at the time of any application submission pursuant to the Planning Act, where the proposed development, site alteration, or redevelopment of lands (both public and private) has the potential to adversely affect the following cultural heritage resources through displacement or disruption:
- i. Properties designated under any part of the Ontario Heritage Act or adjacent to properties designated under any part of the Ontario Heritage Act;
- ii. Properties that are included in the City's Register of Property of Cultural Heritage Value or Interest or adjacent to properties included in the City's Register of Property of Cultural Heritage Value or Interest;
- iii. A registered or known archaeological site or areas of archaeological potential; iv. Any area for which a cultural heritage conservation plan statement has been prepared; or, v. Properties that comprise or are contained within cultural heritage landscapes that are included in the Register of Property of Cultural Heritage Value or Interest.
- b) may be required by the City and submitted prior to or at the time of any application submission pursuant to the Planning Act, R.S.O., 1990 c. P.13 where the proposed development, site alteration, or redevelopment of lands (both public and private) has the potential to adversely affect cultural heritage resources included in the City's Inventory of Buildings of Architectural or Historical Interest through displacement or disruption.
- D.7B.4 The City shall require proponents of development or redevelopment applications which include residential uses to prepare a Housing Report to indicate how the proposal will provide for a mix of unit sizes to accommodate a range of household sizes and income levels, unless otherwise

Authority Regulated Area;

- f) Meander Belt Assessment;
- g) Shoreline Assessment Study/ Coastal Engineers Study; and,
- h) Slope Stability Study and Report.
- a) shall be required by the City and submitted prior to or at the time of any application submission pursuant to the

D.7B.3 A cultural heritage impact assessment:

- Planning Act, where the proposed development, site alteration, or redevelopment of lands (both public and private) has the potential to adversely affect the following cultural heritage resources through displacement or disruption:
- i. Properties designated under any part of the Ontario Heritage Act or adjacent to properties designated under any part of the Ontario Heritage Act;
- ii. Properties that are included in the City's Register of Property of Cultural Heritage Value or Interest or adjacent to properties included in the City's Register of Property of Cultural Heritage Value or Interest;
- iii. A registered or known archaeological site or areas of archaeological potential; iv. Any area for which a cultural heritage conservation plan statement has been prepared: or v. Properties that comprise or are contained within cultural heritage landscapes that are included in the Register of Property of Cultural Heritage Value or Interest.
- b) may be required by the City and submitted prior to or at the time of any application submission pursuant to the Planning Act, R.S.O., 1990 c. P.13 where the proposed development, site alteration, or redevelopment of lands (both public and private) has the potential to adversely affect cultural heritage resources included in the City's Inventory of Buildings of Architectural or Historical Interest through displacement or disruption.
- D.7B.4 The City shall require proponents of development or redevelopment applications which include residential uses to prepare a Housing Report to indicate how the proposal will provide for a mix of unit sizes to accommodate a range of household sizes and income levels, unless otherwise

determined throu	ugh the formal co	onsultation	determined thro	ugh the formal c	onsultation						
process.			process.								
process. D.7B.5 For any deredevelopment of the more than six stored development at Planner, the City studies as part of unless otherwise formal consultation a) Design Review Response; b) Housing Report; d) Shadow Impare of Pedestrian Level 10 Visual Impact 20	with a proposed I breys, or any other the discretion of shall require the a complete app determined throus on process: a Panel Summary ort; avironmental Asso ct Study; yel Wind Study;	er the Chief following olication ugh the of Advice	D.7B.5 For any development or redevelopment with a proposed height of more than six storeys, or any other development at the discretion of the Chief Planner, the City shall require the following studies as part of a complete application unless otherwise determined through the formal consultation process: a) Design Review Panel Summary of Advice Response; b) Housing Report; c) Energy and Environmental Assessment Report; d) Shadow Impact Study; e) Pedestrian Level Wind Study; f) Visual Impact Assessment; and,								
g) 3D Model.	Assessinein, ana,	•	g) 3D Model.	(130331110111, 0110,	,						
D.78.6 An EIS shadevelopment an within or adjacer lands for features below. The distar provided in Table the City may required proposed outside anticipated that reaching. Table 1: Adjacer an Environmental lands outside the	d site alteration part to a Core Area as are defined in Tances for adjacented a regulation of the adjacented of the adjacented impacts may be at Land Distances al Impact Statement	oroposed Adjacent able 1 I lands sonly and velopment area if it is far- to Trigger ent (For	D.7B.6 An EIS shall be required for development and site alteration proposed within or adjacent to a Core Area. Adjacent lands for features are defined in Table 1 below. The distances for adjacent lands provided in Table 1 are guidelines only and the City may require an EIS for development proposed outside of the adjacent area if it is anticipated that impacts may be farreaching. Table 1: Adjacent Land Distances to Trigger an Environmental Impact Statement (For lands outside the Greenbelt Plan Area)								
Natural Heritage Feature	Natural Boundary Heritage Definition		Natural Heritage Feature	Boundary Definition	Extent of Adjacent Lands- outside of Greenbelt						
Fish Habitat Provincially	Streams, rivers, lakes, ponds, and wetland. Defined by	30 metres from bankfull channel 120 metres	Fish Habitat Provincially	Streams, rivers, lakes, ponds, and wetland. Defined by	30 metres from bankfull channel 120 metres						
Significant Wetlands Significant	t the Province t Defined by 50 metr		Significant Wetlands	the Province Defined by	50 marks						
Habitat of	the Province		Significant	50 metres							

Significant Habitat of

Threatened

and

and City of

Hamilton.

Threatened

Endangered

and

the Province and City of

Hamilton.

Species			Endangered Species							
Non- Provincially Significant Wetlands	Defined by Conservation Authorities and the City of Hamilton	50 metres	Non- Provincially Significant Wetlands	Defined by Conservation Authorities and the City of Hamilton	50 metres					
Significant Woodlands	Defined by the City of Hamilton	50 metres, measured from the dripline	Significant Woodlands	Defined by the City of Hamilton	50 metres, measured from the dripline					
Streams and River Valleys	Conservation Authority regulatory lines, flood plain mapping.	30 metres from stable top of bank	Streams and River Valleys	Conservation Authority regulatory lines, flood plain mapping.	30 metres from stable top of bank					
Areas of Natural and Scientific Interest (ANSIs)	As defined by the Province	50 metres	Areas of Natural and Scientific Interest (ANSIs)	As defined by the Province	50 metres					
Significant Valley lands	As defined by the Province and City of Hamilton.	50 metres	Significant Valley lands	As defined by the Province and City of Hamilton.	50 metres					
Significant Wildlife Habitat	As defined by the Province and City of Hamilton.	50 metres	Significant Wildlife Habitat	As defined by the Province and City of Hamilton.	50 metres					
Environmentally Significant Areas (ESAs)	As defined by the City of Hamilton	50 metres	Environmentall y Significant Areas (ESAs)	As defined by the City of Hamilton	50 metres					
D.7B.7 Where there contamination due property and a map proposed, a mand Site Condition is triprovincial guidelin Condition shall be proponent to the CRecord of Site Corsatisfaction of the	e to previous us ore sensitive land datory filing of a ggered as outlines. The Record submitted by the City and the Pro-	es of a Id use is Record of ned in of Site ne vince. The	D.7B.7 Where there is potential for site contamination due to previous uses of a property and a more sensitive land use is proposed, a mandatory filing of a Record of Site Condition is triggered as outlined in provincial guidelines. The Record of Site Condition shall be submitted by the proponent to the City and the Province. The Record of Site Condition shall be to the satisfaction of the City.							
D.7B.8 The City sho Hydrogeological S Soils/Geotechnica	all require a study and	of a	D.7B.8 The City shall require a Hydrogeological Study and Soils/Geotechnical Study to be submitted as							

complete application for any site alteration part of a complete application for any site below grade, unless otherwise determined alteration below grade, unless otherwise through the formal consultation process. determined through the formal consultation process. D.7B.9 The City shall require proponents of D.7B.9 The City shall require proponents of development or redevelopment applications development or redevelopment applications to prepare a Neighbourhood Traffic Calming to prepare a Neighbourhood Traffic Calming Report as part of a complete application for Report as part of a complete application for lands located within 500 metres an lands located within 500 metres to an educational establishment (i.e., elementary educational establishment (i.e., elementary school), unless otherwise determined through school), unless otherwise determined through the formal consultation process. the formal consultation process. D.7B.10 A noise feasibility study, or detailed D.7B.10 A noise feasibility study, or detailed noise study, or both, shall be submitted as noise study, or both, shall be submitted as determined by the City prior to or at the time determined by the City prior to or at the time of application submission, for development of of application submission, for development of residential or other noise sensitive land uses residential or other noise sensitive land uses on on lands in the following locations: lands in the following locations: a) 100 metres of a minor arterial road; a) 100 metres of a minor arterial road; b) 400 metres of a major arterial road; b) 400 metres of a major arterial road; c) 400 metres of a truck route; c) 400 metres of a truck route; d) 400 metres of an existing or proposed d) 400 metres of an existing or proposed parkway or provincial highway (controlled parkway or provincial highway (controlled access): and. access); and, e) 400 metres of a railway line. e) 400 metres of a railway line. D.7B.11 Where a reduction in the minimum D.7B.11 Where a reduction in the minimum number of required parking spaces or an number of required parking spaces or an increase in the maximum number of increase in the maximum number of permitted parking spaces is proposed, the permitted parking spaces is proposed, the City shall require a Parking Analysis / Study as City shall require a Parking Analysis / Study as part of a complete application, unless part of a complete application, unless otherwise determined through the formal otherwise determined through the formal consultation process. consultation process. D.7B.12 Where a request is made by a D.7B.12 Where a request is made by a proponent of a development application to proponent of a development application to reduce or waive requirements for reduce or waive requirements for conveyance of lands for right-of-way conveyance of lands for right-of-way dedications, including daylight triangles, dedications, including daylight triangles, proponents shall be required to prepare a proponents shall be required to prepare a Right of Way Impact Assessment to review Right of Way Impact Assessment to review potential impacts and provide a rationale for potential impacts and provide a rationale for the alternative requirement in accordance the alternative requirement in accordance with the criteria outlined in Policy C.4.5.6.5 a). with the criteria outlined in Policy C.4.5.6.5 a). D.7B.13 The City shall require a Vibration D.7B.13 The City shall require a Vibration Study Study to be submitted as part of a to be submitted as part of a Construction Construction Management Plan prior to or at Management Plan prior to or at the time of the time of application submission. application submission. D.7B.14 The City shall require a Vibration D.7B.14 The City shall require a Vibration Study

to be submitted prior to or at the time of

application submission for development on

lands located within 75 metres of a railway

Study to be submitted prior to or at the time of

application submission for development on

lands located within 75 metres of a railway

	I p
line or railway yard, unless otherwise	line or railway yard, unless otherwise
determined through the formal consultation	determined through the formal consultation
process.	process.
D.7B.15 The City shall require a Water Well	D.7B.15 The City shall require a Water Well
Survey and Contingency Plan to be submitted	Survey and Contingency Plan to be
prior to or at the time of application	submitted prior to or at the time of
submission for development on lands within	application submission for development on
500 metres of the urban boundary or any un-	lands within 500 metres of the urban
serviced lands within the urban area.	boundary or any un-serviced lands within the
	urban area.
D.7B.16 A Zoning Compliance Review shall be submitted as part a complete application for Site Plan and Draft Plan of Subdivision which contains no non-compliances with respect to the use of the lands, unless otherwise determined through the formal consultation process.	D.7B.16 A Zoning Compliance Review shall be submitted as part a complete application for Site Plan and Draft Plan of Subdivision which contains no non-compliances with respect to the use of the lands, unless otherwise determined through the formal consultation process.
D.7B.17 A Zoning Compliance Review submitted as part of Site Plan shall be reviewed by City staff to confirm that the development conforms to the applicable height and density policies of Official Plan prior to the application being deemed complete.	D.7B.17 A Zoning Compliance Review submitted as part of Site Plan shall be reviewed by City staff to confirm that the development conforms to the applicable height and density policies of Official Plan prior to the application being deemed complete.

Appendix "C" – Schedule 1 – Other Information and Materials

		c	Former Region and Former Hamilton Official Plan Amendment					By-la			raft F Subdi	-	-	Site Plan Control			
Study	y / Material Name	Minimim	Locational	Proposal Based	Discretionary	Minimim	Locational	Proposal Based	Discretionary	Minimim	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary
1	Affordable Housing Report / Rental Conversion			~				~									~
	Assessment	_					•										
2	Agricultural Impact Assessment		'				\				~	_			~		
3	Air Quality Study		~	~			~	✓		<u> </u>	~	~					~
4	Archaeological Assessment	~				~				~				~			
5	Channel Design and Geofluvial Assessment		~				~						/				'
6	Chloride Impact Study				~				~				/				✓
7	Complete Application Compliance Summary / Summary Response to Formal Consultation Comments	~				~				~				~			
8	Concept Plan	~				/				~							
9	Construction Management Plan												>				~
10	Contaminant Management Plan				~				~				~				~
11	Cost Recovery Agreement	~				~				~							~
12	Cultural Heritage Assessment – Documentation and Salvage Plan				~				~				~				~
13	Cultural Heritage Impact Assessment		~				~				~				~		
14	Cut and Fill Analysis				~				~				~				~

		a C	Former Region and Former Hamilton Official Plan Amendment					By-la				Plan (visio	_	Site Plan Control			
Study	r / Material Name	Minim	Locational	Proposal Based	Discretionary	Minimim	Locational	Proposal Based	Discretionary	Minimim	Locational	Proposal Based	Discretionary	Minimim	Locational	Proposal Based	Discretionary
15	Cycling Route Analysis	~				~				~					_		
16	Design Review Panel Summary of Advice and Response	Ť	~	~		_	~	~		Ť	~	~			~	~	
17	Draft Official Plan Amendment/	/				~						-				-	
	Draft Zoning By-law Amendment																
18	Dust Impact Analysis				~				~				~				~
19	Elevations													~			
20	Elevations (Conceptual)	~				\				~							
21	Energy and Environmental Assessment Report			~				\				\				~	
22	Environmental Impact Statement (EIS) and Summary of Environmentally significant Areas Impact Evaluation Group Comments (where applicable)		~				<				>				~		
23	Environmental Site Assessment and/or Record of Site Condition		~	~			>	>			>	~			~	~	
24	Erosion and Sediment Control Plan				~				~	~							~
25	Erosion Hazard Assessment		✓				>				>				~		
26	Financial Impact Analysis and Financial Strategy				~				~								
27	Fish Habitat Assessment		/				>				>				~		
28	Floodline Delineation Study/ Hydraulic Analysis		✓				>				>				~		
29	Full Disclosure Report				~				~								
30	Functional Servicing Report	✓				>				✓				>			

		Fo a C			By-la				Plan (visio		Site Plan Control						
Study	r / Material Name	Minim	Locational	Proposal Based	Discretionary	Minimim	Locational	Proposal Based	Discretionary	Minimim	Locational	Proposal Based	Discretionary	Minimim	Locational	Proposal Based	Discretionary
31	General Vegetation Inventory	~				~				~				~			
32	Grading Plan	~				~				~				~			
33	Housing Report			~				~				~					~
34	Hydrogeological Study			~				~		~				~			
35	Impact Assessment for new Private Waste Disposal Sites			~				~								~	
36	Karst Assessment/Karst Contingency Plan		~				~				\				~		
37	Land Use Compatibility Study			~				~								~	
38	Land Use in the Vicinity of Existing Pipelines Study		~				~				\				~		
39	Land Use/ Commercial Needs and Impact Assessment			~				~									
40	Landfill Impact Assessment		~	~			~	~			\	~			~	~	
44	Landscape Plan									~				~			
45	Landscape Plan (Conceptual)	~				~											
46	Light Impact Assessment			~				~				~				~	
47	Limit of Core Areas or Limit of Conservation Authority Regulated Area		~				~				>				~		
48	Linkage Assessment				~				~				~				~
49	Market Impact Study				/				✓								
50	Master Drainage Plan				/				✓				~				~
51	Materials Palette or Imagery												~				~

		C	rmer ind F Ham Officia imen	orme ilton al Pla	er n		ning					Plan (visio	-	Site Plan Control				
Study	/ Material Name	Minim	Locational	Proposal Based	Discretionary	Minimim	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	
52	Meander Belt Assessment				~				~				~				~	
53	Ministry of the Environment Conservation and Parks - Environmental Compliance Approval				~				~				~				<u></u>	
54	Modern Roundabout and Neighbourhood Roundabout Analysis				>				~				~					
55	Neighbourhood Traffic Calming Options Report		~				~				~				~			
56	Noise Impact Studies (Noise Feasibility and/or Detailed Noise Study)		~	~			~	~			~	~			~	~		
57	Nutrient Management Study				\				~				~				~	
58	Odour Impact Assessment		~	~			~	~			~	~			~	~		
59	On-Street Parking Plan												~				~	
60	Parking Analysis/Study			~				~				~				~		
61	Pedestrian Route and Sidewalk Analysis	~		_		~				~							~	
62	Planning Justification Report	~				/				~							~	
63	Planning Brief / Development Brief													~				
64	Pre-Technical Conservation Authority Review				\				~				~				~	
65	Public Consultation Summary and Comment Response Report	~				>				~								
66	Recreation Feasibility Study				/				~									

Study / Material Name		C	rmer ind F Ham Officia imen	orme ilton al Pla	er n		ning men				raft F ubdi	-	_	Site Plan Control				
		Minim	Locational	Proposal Based	Discretionary	Minimim	Locational	Proposal Based	Discretionary	Minimim	Locational	Proposal Based	Discretionary	Minim	Locational	Proposal Based	Discretionary	
67	Recreation Needs Assessment				~				~				~					
68	Restoration Plan				~				×				~				/	
69	Right of Way Impact Assessment			~				~	_			/	•			~		
71	Roadway/Development Safety Audit			Ť	~			_	~				~			•		
72	School Accommodation Issues Assessment				'				~				·	_				
73	School and City Recreation Facility and Outdoor Recreation/Parks Issues Assessment				\				~				~					
74	Servicing Plan				✓				~	~				~				
75	Shoreline Assessment Study/Coastal Engineers Study		~				~				~				~			
76	Site Lighting Plan												~				~	
77	Site Plan and Floor Plans													~				
78	Slope Stability Study and Report		~				~				~				~			
79	Soil Management Plan												~				~	
81	Soils/Geotechnical Study			~				~		~				\				
82	Species Habitat Assessment		~				~				\				>			
83	Storm Water Management Report/Plan and/or update to an existing Storm Water Management Plan	>				~				~				>				
84	Sub-watershed Plan and/or update to an existing Subwatershed Plan				\				~				~					

		C	nd F Ham officia	Regi orme ilton al Pla dmer	r n			By-la			raft F ubdi			Site Plan Control			
Study	y / Material Name	Minimim	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimim	Locational	Proposal Based	Discretionary	Minim	Locational	Proposal Based	Discretionary
85	Sun/Shadow Study			~				~				~				~	
86	Survey Plan (Real Property Report)	~	_			~		_		~		•		~		<u> </u>	
87	Transit Assessment	~				~				~					_		
88	Transportation Demand Management Options Report		_		~			~				~				~	
89	Transportation Impact Study	~				~							~				~
90	Tree Management Plan/Study (City-owned trees and / or within 3 metres of ROW)	~				~				~				~			
91	Tree Protection Plan (Private trees)	~				~				~				~			
92	Urban Design or Architectural Guidelines												~				
93	Design Review Panel Summary of Advice and Response		~	~			~	~			~	~			/	~	
94	Urban Design Report/ Brief		/	~			~	~					~		\	~	
95	Vibration Study		>				>				~				\		
96	Visual Impact Assessment		>	/			>	~			✓	~			>	~	
97	Water and Wastewater Servicing Study	~				~				~				~			
98	Watermain Hydraulic Analysis					~				~				~			
99	Water Well Survey and Contingency Plan		>				~				~				/		
100	Wildland Fire Assessment												~				~
101	Wind Study			~				/				~				~	

		a O	ormer Region and Former Hamilton Official Plan Amendment			Zoning By-law Amendment					Draft Plan of Subdivision				Site Con		
Study	r / Material Name	Minim	Locational	Proposal Based	Discretionary	Minimim	Locational	Proposal Based	Discretionary	Minimim	Locational	Proposal Based	Discretionary	Minimim	Locational	Proposal Based	Discretionary
102	Zoning Compliance Review					/				\				>			
103	3D Model			\				/				✓				✓	