

Proposed Text Amendments the Rural 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 B – Communities			
B.3.4.4.3	B.3.4.4.3 In areas of archaeological potential identified on Appendix F-2 – Rural Archaeological Potential, an archaeological assessment: a) may shall be required and submitted prior to or at the time of application submission for the following planning matters under the Planning Act when they involve soil disturbance or site alteration: i) site plan applications; and, ii) plans of condominium. ...	B.3.4.4.3 In areas of archaeological potential identified on Appendix F-2 – Rural Archaeological Potential, an archaeological assessment: a) shall be required and submitted prior to or at the time of application submission for the following planning matters under the Planning Act when they involve soil disturbance or site alteration: i) site plan applications; and, ii) plans of condominium. ...	To strengthen policy language to establish a submission requirement.
B.3.6.3.9	B.3.6.3.9 A noise feasibility study, or and detailed noise study, or both, may shall be required 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.3.6.3.9 A noise feasibility study and detailed noise study shall be required 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:	To strengthen policy language to establish a submission requirement.
B.3.6.3.12	B.3.6.3.12 A vibration study may shall be required to be submitted prior to or at the time	B.3.6.3.12 A vibration study shall be required to be submitted prior to or at the time of	To strengthen policy language to establish a submission requirement.

Policy Number	Proposed Change	Proposed New / Revised Policy	Why Change is Required
	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. Vibration studies may be reviewed by the appropriate railway company.	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. Vibration studies may be reviewed by the appropriate railway company.	
B.3.6.3.19	B.3.6.3.19 The City shall ensure that all <i>development</i> or <i>redevelopment</i> with the potential to create conflicts between <i>sensitive land uses</i> and point source or fugitive air emissions such as noise, vibration, odour, dust, and other emissions complies with all applicable provincial legislation, provincial and municipal standards, and provincial guidelines and shall have regard to municipal guidelines. The City may shall require proponents of such proposals to submit studies prior to or at the time of application submission, unless otherwise determined through the formal consultation process , including the following: <i>noise feasibility study; detailed noise study; air quality study; odour impact assessment; dust impact analysis; and light impact assessment; and any other</i>	B.3.6.3.19 The City shall ensure that all <i>development</i> or <i>redevelopment</i> with the potential to create conflicts between <i>sensitive land uses</i> and point source or fugitive air emissions such as noise, vibration, odour, dust, and other emissions complies with all applicable provincial legislation, provincial and municipal standards, and provincial guidelines and shall have regard to municipal guidelines. The City shall require proponents of such proposals to submit studies prior to or at the time of application submission, unless otherwise determined through the formal consultation process, including the following: <i>noise feasibility study; detailed noise study; air quality study; odour impact assessment; dust impact analysis; light impact assessment; and any other information and materials</i>	To establish an odour impact assessment, dust impact analysis and light impact assessment as individual submission requirements.

Policy Number	Proposed Change	Proposed New / Revised Policy	Why Change is Required
	information and materials identified in Section F.1.9 – Complete Application Requirements and Formal Consultation.	identified in Section F.1.9 – Complete Application Requirements and Formal Consultation.	
Volume 1: Chapter C – City Wide Systems and Designations			
New C.1.4.5	C.1.4.5 Prior to submission of a <u>Planning Act</u> application for properties wholly or partially within a Wellhead Protection Area the proponent is required to provide a full disclosure report and receive approval of a Restricted Land Use Application (Section 59 Notice) from the City of Hamilton Risk Management Office.	C.1.4.5 Prior to submission of a <u>Planning Act</u> application for properties wholly or partially within a Wellhead Protection Area the proponent is required to provide a full disclosure report and receive approval of a Restricted Land Use Application (Section 59 Notice) from the City of Hamilton Risk Management Office.	To provide location based criteria for requiring an approved Restricted Land Use Application (Section 59 Notice) and full disclosure report.
New C.1.4.6	C.1.4.6 For any development or redevelopment within a Wellhead Protection Area, the City shall require the submission of a Chloride Impact Study as part of a complete application, unless otherwise determined through the formal consultation process.	C.1.4.6 For any development or redevelopment within a Wellhead Protection Area, the City shall require the submission of a Chloride Impact Study as part of a complete application, unless otherwise determined through the formal consultation process.	To establish locational criteria for the submission of a Chloride Impact Study.
C.4.5.17 (New)	C.4.5.17 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	C.4.5.17 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	To establish proposal-based criteria for requiring a Parking Study.

Policy Number	Proposed Change	Proposed New / Revised Policy	Why Change is Required
	consultation process.	consultation process.	
Volume 1: Chapter F – Implementation			
F.1.9.1	F.1.9.1 <i>Formal consultation</i> with the City shall be encouraged required prior to the submission of a <u>Planning Act</u> application(s) for an official plan amendment, zoning by-law amendment, draft plan of subdivision, or site plan.	F.1.9.1 <i>Formal consultation</i> with the City shall be encouraged prior to the submission of a <u>Planning Act</u> application(s) for an official plan amendment, zoning by-law amendment, draft plan of subdivision, or site plan.	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.
F.1.9.2	F.1.9.2 The purpose of such <i>formal consultation</i> shall be to review a draft <i>development</i> proposal for the lands affected by the proposed application(s) and identify the need for, and the scope of <i>other information and materials</i> , and the scope of the other information and materials , considered necessary by the City and other affected agencies to allow comprehensive assessment of the <i>development</i> application(s).	F.1.9.2 The purpose of such <i>formal consultation</i> shall be to review a draft <i>development</i> proposal for the lands affected by the proposed application(s) and identify the need for, and the scope of <i>other information and materials</i> , considered necessary by the City and other affected agencies to allow comprehensive assessment of the <i>development</i> application(s).	To correct a duplication of text.
F.1.9.3	F.1.9.3 Notwithstanding Policy F.1.9.1, the City may waive the requirement for formal consultation, where the City has identified that, due to the nature of the proposal, the need for and scope of required other information and materials can be determined without a formal consultation. A waiver for	F.1.9.3 A waiver for formal consultation shall only be considered where a formal consultation process had been completed for the same proposal. If the formal consultation is waived by the City, the City shall provide the applicant with a waiver letter from the formal consultation	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. The only time a formal consultation would need to be waived is for another formal consultation for the same proposal, so the requirements identified

Policy Number	Proposed Change	Proposed New / Revised Policy	Why Change is Required
	<p>formal consultation shall only be considered where a formal consultation process had been completed for the same proposal. If the requirement for formal 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 <i>other information and materials</i> to be submitted with the application(s) to deem it complete. (OPA 36)</p>	<p>process that identifies any necessary <i>other information and materials</i> to be submitted with the application(s) to deem it complete. (OPA 36)</p>	<p>in the previous formal consultation still apply instead of Schedule H.</p>
F.1.9.5	<p>F.1.9.5 A <u>Planning Act</u> application(s) shall be deemed complete provided: 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 Table 1.9.1 Schedule H, or as determined by the procedures in Policies F.1.9.1, F.1.9.2, and F.1.9.3.</p>	<p>F.1.9.5 A <u>Planning Act</u> application(s) shall be deemed complete provided: 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 <i>other information and materials</i> listed in Schedule H, or as determined by the procedures in Policies F.1.9.1, F.1.9.2, and F.1.9.3.</p>	<p>To update reference to revised table for other information and materials.</p>
F.1.9.6	<p>F.1.9.6 Notwithstanding Policies F.1.9.1 to F.1.9.3 inclusive, and F.1.9.5 c), for severance applications the City may determine the need and scope of required other information and materials without a formal</p>	<p>F.1.9.6 Notwithstanding Policy F.1.9.5 c), the City shall provide the applicant with a written list of <i>information and materials</i> required to be submitted with consent applications. Alternatively, applicants may</p>	<p>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.</p>

Policy Number	Proposed Change	Proposed New / Revised Policy	Why Change is Required
	<p>consultation. The City shall provide the applicant with a written list of <i>information and materials</i> required to be submitted with the consent applications(s). Alternatively, applicants may request a formal consultation in which case F.1.9.2 shall apply.</p>	<p>request a formal consultation in which case F.1.9.2 shall apply.</p>	
F.1.9.7	<p>F.1.9.7 Schedule H identifies the <i>other information and materials</i> which are may be required, to deem <u>Planning Act</u> applications for official plan amendment, zoning by-law amendment, draft plan of subdivision, and site plan complete, unless otherwise determined through a formal consultation.</p>	<p>F.1.9.7 Schedule H identifies the <i>other information and materials</i> which are required, to deem <u>Planning Act</u> applications for official plan amendment, zoning by-law amendment, draft plan of subdivision, and site plan complete, unless otherwise determined through a formal consultation.</p>	<p>To update reference to other information and materials table and replace with Schedule H.</p>
	<p>Repeal and replace Table F.1.9.1 (as part of Policy F.1.9.7) with the table contained at the end of Appendix “A” to the Amendment to be added as Schedule H to this Plan.</p>	<p>See new table at the end of Appendix “A”</p>	<p>To improve the readability of the table.</p>
F.1.9.8	<p>F.1.9.8 <i>Other information and materials</i> submitted in accordance with Policy F.1.9.5 shall be subject to the following requirements to be deemed complete: a) The <i>other information and materials</i> submitted shall be prepared by a qualified professional, in accordance with applicable legislation, in</p>	<p>F.1.9.8 <i>Other information and materials</i> submitted in accordance with Policy F.1.9.5 shall be subject to the following requirements to be deemed complete: a) The <i>other information and materials</i> submitted shall be prepared by a qualified professional, in accordance with applicable legislation, in</p>	<p>To update reference to other information and materials table and replace with Schedule H.</p>

Policy Number	Proposed Change	Proposed New / Revised Policy	Why Change is Required
	<p>accordance with Council endorsed Terms of Reference or Guideline material as amended, and/or to the satisfaction of the City, retained by and at the expense of the applicant. (OPA 36)</p> <p>b) The City may request or conduct a peer review of any <i>other information and materials</i> submitted where the City lacks the appropriate expertise to review such other information and materials. Such peer review shall be completed by an appropriate agency or professional consultant retained by the City, at the applicant's expense.</p> <p>c) The City may refuse any other information and materials submitted as part of a complete application(s) if it considers the quality of the submission unsatisfactory and is not considered to be in accordance with the applicable Terms of Reference or Guideline. (OPA 36)</p> <p>d) The City may shall require est electronic versions of all <i>other information and materials</i> submitted as part of a complete application and stipulate the format of the digital submission.</p> <p>e) In addition to the other</p>	<p>accordance with Council endorsed Terms of Reference or Guideline material as amended, and/or to the satisfaction of the City, retained by and at the expense of the applicant. (OPA 36)</p> <p>b) The City may request or conduct a peer review of any <i>other information and materials</i> submitted where the City lacks the appropriate expertise to review such other information and materials. Such peer review shall be completed by an appropriate agency or professional consultant retained by the City, at the applicant's expense.</p> <p>c) The City may refuse any other information and materials submitted as part of a complete application(s) if it considers the quality of the submission unsatisfactory and is not considered to be in accordance with the applicable Terms of Reference or Guideline. (OPA 36)</p> <p>d) The City shall require electronic versions of all <i>other information and materials</i> submitted as part of a complete application and stipulate the format of the digital submission.</p>	

Policy Number	Proposed Change	Proposed New / Revised Policy	Why Change is Required
	information and materials listed in Schedule H Table F.1.9.1 , 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.	e) In addition to the other information and materials listed in Schedule H, 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.1.9.9	F.1.9.9 The requirement for other information and materials submitted in accordance with Policies F.1.9.1 through F.1.9.8 inclusive, or Schedule H 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 as necessary for Council and its delegated authorities to make informed decisions.	F.1.9.9 The requirement for other information and materials submitted in accordance with Policies F.1.9.1 through F.1.9.8 inclusive, or Schedule H 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 as necessary for Council and its delegated authorities to make informed decisions.	To add reference to new Schedule H – Other Information and Materials.
F.1.9.10	F.1.9.10 The City shall establish guidelines for the other information and materials identified in Policy F.1.9.7 Schedule H , to provide direction regarding the intended content and scope of such other information and materials.	The City shall establish guidelines for the other information and materials identified in Schedule H, to provide direction regarding the intended content and scope of such other information and materials.	To add reference to new Schedule H – Other Information and Materials.
F.1.9.11	F.1.9.11 Any <i>development</i> or <i>redevelopment</i> within 200	F.1.9.11 Any <i>development</i> or <i>redevelopment</i> within 200	To add reference to potential study requirements in addition to consultation

Policy Number	Proposed Change	Proposed New / Revised Policy	Why Change is Required
	metres of any gas pipeline easement or facility shall require consultation with the applicable utility company. The City or utility company shall require a Land Use in the Vicinity of Existing Pipelines Study or other information and materials identified in Schedule H as part of a complete application, unless otherwise determined through the formal consultation process.	metres of any gas pipeline easement or facility shall require consultation with the applicable utility company. The City or utility company shall require a Land Use in the Vicinity of Existing Pipelines Study or other information and materials identified in Schedule H as part of a complete application, unless otherwise determined through the formal consultation process.	with the applicable utility company.
F.1.9.12	F.1.9.12 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 accordance with Schedule H. (OPA 36)	F.1.9.12 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 accordance with Schedule H. (OPA 36)	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.
F.1.9.13 (new)	F.1.9.13 Schedule H identifies four categories under which other information and materials shall be required for each Planning Act application. These categories are:	F.1.9.13 Schedule H identifies four categories under which other information and materials shall be required for each Planning Act application. These categories are:	Provides clarity on how Schedule H shall be applied in assessing whether an application may be deemed complete.

Policy Number	Proposed Change	Proposed New / Revised Policy	Why Change is Required
	<p>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 <i>other information and materials</i> that may be requested by the City through the formal consultation process and/or the processing of a Planning Act application.</p>	<p>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 <i>other information and materials</i> that may be requested by the City through the formal consultation process and/or the processing of a Planning Act application.</p>	
F.1.9.14 (new)	<p>F.1.19.14 <i>Other information and materials</i> identified as locational, or proposal based requirements in Schedule H shall also be considered discretionary requirements that may be requested by the City through the formal consultation process and/or the processing of a Planning Act application.</p>	<p>F.1.19.14 <i>Other information and materials</i> identified as locational, or proposal based requirements in Schedule H shall also be considered discretionary requirements that may be requested by the City through the formal consultation process and/or the processing of a Planning Act application.</p>	
F.1.9.15 (new)	<p>F.1.9.15 The City may establish application guidelines to</p>	<p>F.1.9.15 The City may establish application guidelines to</p>	<p>As part of the City's response to Bill 185, application forms and guides will need</p>

Policy Number	Proposed Change	Proposed New / Revised Policy	Why Change is Required
	provide guidance on the applicable policies of this Plan which apply to the locational and proposal based requirements as identified in Schedule H.	provide guidance on the applicable policies of this Plan which apply to the locational and proposal based requirements as identified in Schedule H.	to be updated to reflect the current development review process. This will include additional guidance respecting the for Formal Consultation process.
F.1.9.16 (new)	F.1.9.16 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 in Schedule H, it shall be deemed to be a submission requirement for a complete application unless otherwise determined through a formal consultation process.	F.1.9.16 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 in Schedule H, it shall be deemed to be a submission requirement for a complete application unless otherwise determined through a formal consultation process.	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. To provide clarity that all policies identifying submission requirements that may apply, in the absence of a formal consultation the identified materials shall be submitted.
F.1.9.17 (new)	F.1.9.17 For any <i>development</i> on lands identified on Schedule A – Provincial Plans as Niagara Escarpment Plan Natural Area; or regulated by a Conservation Authority; or located within 120 metres of Hazardous Lands, Key Hydrologic Features, or Earth Science Area of Natural and Scientific Interest (ANSI), the City shall require the following <i>other information and materials</i> to be submitted as part of a complete application unless otherwise determined through the formal consultation process: a) Channel Design and	F.1.9.17 For any <i>development</i> on lands identified on Schedule A – Provincial Plans as Niagara Escarpment Plan Natural Area; or regulated by a Conservation Authority; or located within 120 metres of Hazardous Lands, Key Hydrologic Features, or Earth Science Area of Natural and Scientific Interest (ANSI), the City shall require the following <i>other information and materials</i> to be submitted as part of a complete application unless otherwise determined through the formal consultation process: a) Channel Design and	To establish locational criteria for requiring the following studies in the absence of a formal consultation: Channel Design and Geofluvial Assessment; Erosion Hazard Assessment Floodline Delineation Study/ Hydraulic Analysis; Karst Assessment / Karst Contingency Plan; Meander Belt Assessment; Shoreline Assessment Study/ Coastal Engineers Study; and, Slope Stability Study and Report.

Policy Number	Proposed Change	Proposed New / Revised Policy	Why Change is Required
	Geofluvial Assessment; b) Erosion Hazard Assessment; c) Floodline Delineation Study/ Hydraulic Analysis; 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.	Geofluvial Assessment; b) Erosion Hazard Assessment; c) Floodline Delineation Study/ Hydraulic Analysis; 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.	
F.1.9.18 (new)	F.1.9.18 Where there is a discrepancy between submission requirements identified in Volume 1 and the policies of Volume 2 and 3, the requirements identified in Volume 2 and 3 shall also apply.	F.1.9.18 Where there is a discrepancy between submission requirements identified in Volume 1 and the policies of Volume 2 and 3, the requirements identified in Volume 2 and 3 shall also apply.	Ensures that site specific submission requirements identified in Volume 2 and 3 are also included prior to an application being deemed complete.
F.1.9.19 (new)	F.1.9.19 A Complete Application Compliance Summary shall be required where no formal consultation has been completed which shall identify how each requirement on Schedule H has been addressed.	F.1.9.19 A Complete Application Compliance Summary shall be required where no formal consultation has been completed which shall identify how each requirement on Schedule H has been addressed.	This requirement will assist applicants and staff review Planning Act applications to ensure all submission requirements identified within Schedule H have been included or addressed.
F.3.2.5.5 (new)	F.3.2.5.5 The City shall require a Hydrogeological Study and Soils/Geotechnical Study as part of a complete application for any <i>site alteration</i> activities below grade, unless otherwise	F.3.2.5.5 The City shall require a Hydrogeological Study and Soils/Geotechnical Study as part of a complete application for any <i>site alteration</i> below grade, unless otherwise	To provide proposal based criteria for requiring a Hydrogeological Study.

Policy Number	Proposed Change	Proposed New / Revised Policy	Why Change is Required
	determined through the formal consultation process.	determined through the formal consultation process.	
F.3.2.5.6 (new)	F.3.2.5.6 Where a Hydrogeological Study is required as part of a complete application, a Water Well Survey and Contingency Plan shall also be required, unless otherwise determined through the formal consultation process.	F.3.2.5.6 Where a Hydrogeological Study is required as part of a complete application, a Water Well Survey and Contingency Plan shall also be required, unless otherwise determined through the formal consultation process.	To provide proposal based criteria for requiring a Water Well Survey.
F.3.2.10.2	F.3.2.10.2 The need and scope for the preparation of an Assessment Report shall be determined by the City in accordance with Schedule H at the formal consultation stage of the development review process and submitted as part of the associated application. The specific requirements of the Assessment Report shall be reflective of individual applications and determined on a case by case basis.	F.3.2.10.2 The need and scope for the preparation of an Assessment Report shall be determined by the City in accordance with Schedule H at the formal consultation stage of the development review process and submitted as part of the associated application. The specific requirements of the Assessment Report shall be reflective of individual applications and determined on a case by case basis.	To add reference to new Schedule H.
F.3.2.12.1	F.3.2.12.1 Where a request is made by a proponent of a development application to reduce or waive requirements for conveyance of lands for road widenings or daylight triangles as set out in Section C.4.5.2, Section C.4.5.6, Schedule C-1 – Future Right-of-Way Dedications (Rural), or Section C.4.5.7, proponents may shall be required to	F.3.2.12.1 Where a request is made by a proponent of a development application to reduce or waive requirements for conveyance of lands for road widenings or daylight triangles as set out in Section C.4.5.2, Section C.4.5.6, Schedule C-1 – Future Right-of-Way Dedications (Rural), or Section C.4.5.7, proponents shall be required to prepare a	To strengthen policy language to establish a submission requirement.

Policy Number	Proposed Change	Proposed New / Revised Policy	Why Change is Required
	prepare a Right of Way Impact Assessment to review potential impacts and provide a rationale for the alternative requirement, in accordance with the criteria outlined in Policy C.4.5.6.5 a). (OPA 26)	Right of Way Impact Assessment to review potential impacts and provide a rationale for the alternative requirement, in accordance with the criteria outlined in Policy C.4.5.6.5 a). (OPA 26)	
(New) F.3.2.13	F.3.2.13 Neighbourhood Traffic Calming Report The City shall require proponents of <i>development</i> or <i>redevelopment</i> applications to prepare a Neighbourhood Traffic Calming Report for lands located within 500 metres to an educational establishment (i.e., elementary school), unless otherwise determined through the formal consultation process.	F.3.2.13 Neighbourhood Traffic Calming Report The City shall require proponents of <i>development</i> or <i>redevelopment</i> applications to prepare a Neighbourhood Traffic Calming Report for lands located within 500 metres to an educational establishment (i.e., elementary school), unless otherwise determined through the formal consultation process.	To provide proposal based criteria for requiring a Neighbourhood Traffic Calming Report.
(New) F.3.2.14	F.3.2.14 Vibration Study The City shall require a Vibration Study to be submitted as part of a Construction Management Plan prior to or at the time of application submission, unless otherwise determined through the formal consultation process.	F.3.2.14 Vibration Study The City shall require a Vibration Study to be submitted as part of a Construction Management Plan prior to or at the time of application submission, unless otherwise determined through the formal consultation process.	To provide proposal based criteria for requiring a Vibration Study.
(New) F.3.2.15	F.3.2.15 Zoning Compliance Reviews	F.3.2.15 Zoning Compliance Reviews	To provide proposal based criteria for requiring a Zoning Compliance Review.

Policy Number	Proposed Change	Proposed New / Revised Policy	Why Change is Required
(New) F.3.2.15.1	F.3.2.15.1 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.	F.3.2.15.1 A Zoning Compliance Review shall be submitted as part a complete application for Site Plan or 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.	This requirement is required to ensure that the City does not deem complete Site Plan applications for proposals that do not conform to the uses permitted under the Zoning By-law.
(New) F.3.2.15.2	F.3.2.15.2 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 Volume 1, Volume 2 and Volume 3 of the Official Plan prior to the application being deemed complete.	F.3.2.15.2 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 Volume 1, Volume 2 and Volume 3 of the Official Plan prior to the application being deemed complete.	This requirement is required to ensure that the City does not deem complete Site Plan applications that do not conform to the height and density policies of the Official Plan.
(New) F.3.2.16	F.3.2.16 For any development or redevelopment that is transformational for the surrounding area 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) Urban Design Report / Brief; c) Pedestrian Level Wind Study; and, d) 3D Model.	F.3.2.16 For any development or redevelopment that is transformational for the surrounding area 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) Urban Design Report / Brief; c) Pedestrian Level Wind Study; and, d) 3D Model.	To establish proposal based criteria for requiring the following materials in the absence of a formal consultation: Design Review Panel Summary of Advice Response; Urban Design Report / Brief. Pedestrian Level Wind Study; 3D Model.

Policy Number	Proposed Change	Proposed New / Revised Policy	Why Change is Required
(New) F.3.2.17	F.3.2.17 Where <i>non-agricultural uses</i> are proposed on lands designated Agriculture, Speciality Crop, Rural, Mineral Aggregate Resource Extraction Area, Open Space or Utility on Schedule D – Rural Land Use Designations, the City shall require an Agricultural Impact Assessment be submitted, unless otherwise determined through the formal consultation process, to evaluate potential impacts on existing agricultural operations and the agricultural system and recommend ways to avoid, or, if avoidance is not possible, minimize and mitigate adverse impacts.	F.3.2.17 Where <i>non-agricultural uses</i> are proposed on lands designated Agriculture, Speciality Crop, Rural, Mineral Aggregate Resource Extraction Area, Open Space or Utility on Schedule D – Rural Land Use Designations, the City shall require an Agricultural Impact Assessment be submitted, unless otherwise determined through the formal consultation process, to evaluate potential impacts on existing agricultural operations and the agricultural system and recommend ways to avoid, or, if avoidance is not possible, minimize and mitigate adverse impacts.	To provide proposal based criteria for requiring an Agricultural Impact Assessment.
(New) F.3.2.18	F.3.2.18 Recreation Needs Assessment The City shall require a Recreation Needs Assessment to be submitted as part of a complete application where parkland is proposed on site, unless otherwise determined through the formal consultation process.	F.3.2.18 Recreation Needs Assessment The City shall require a Recreation Needs Assessment to be submitted as part of a complete application where parkland is proposed on site, unless otherwise determined through the formal consultation process.	To provide proposal based criteria for requiring a Recreation Needs Assessment.
F.3.2.13	F.3.2.13 9 Other Technical Studies	F.3.2.19 Other Technical Studies	
F.3.2.13.1	F.3.2.13 9 .1 In addition to the studies identified in Sections F.3.2.1 to F.3.2.5, the City may require technical studies to be submitted as part of the	F.3.2.19.1 In addition to the studies identified in Sections F.3.2.1 to F.3.2.5, the City may require technical studies to be submitted as part of the	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.

Policy Number	Proposed Change	Proposed New / Revised Policy	Why Change is Required
	<p>Planning Act process. Prior to submission of these technical studies, consultation shall be required with City staff and/or Conservation Authorities shall be encouraged to confirm the contents for and the criteria to be used in the technical Studies.</p>	<p>Planning Act process. Prior to submission of these technical studies, consultation with City staff and/or Conservation Authorities shall be encouraged to confirm the contents for and the criteria to be used in the technical Studies.</p>	<p>Renumbering.</p>
<p>F.3.2.13.2</p>	<p>F.3.2.13.2 The recommendations from approved technical studies shall be implemented by future amendments to this Plan, including Secondary Plans and/or conditions or criteria identified through the review of <i>development</i> applications.</p>	<p>F.3.2.19.2 The recommendations from approved technical studies shall be implemented by future amendments to this Plan, including Secondary Plans and/or conditions or criteria identified through the review of <i>development</i> applications.</p>	<p>Renumbering.</p>

Study / Material Name		Official Plan Amendment				Zoning By-law Amendment				Draft Plan of Subdivision				Site Plan Control			
		Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary
19	Design Review Panel Summary of Advice and Response			✓			✓				✓				✓		
20	Draft Official Plan Amendment/ Draft Zoning By-law Amendment	✓			✓												
21	Dust Impact Analysis				✓			✓				✓				✓	
22	Elevations												✓				
23	Elevations (Conceptual)	✓			✓			✓									
24	Energy and Environmental Assessment Report				✓			✓				✓				✓	
25	Environmental Impact Statement (EIS) and Summary of Environmentally significant Areas Impact Evaluation Group Comments (where applicable)		✓			✓				✓				✓			
26	Environmental Site Assessment and/or Record of Site Condition		✓	✓		✓	✓			✓	✓			✓	✓		
27	Erosion and Sediment Control Plan				✓			✓	✓							✓	
28	Erosion Hazard Assessment		✓			✓				✓				✓			
29	Farm Economics Report				✓			✓				✓				✓	
30	Financial Impact Analysis and Financial Strategy				✓			✓									
31	Fish Habitat Assessment		✓			✓				✓				✓			
32	Floodline Delineation Study/ Hydraulic Analysis		✓			✓				✓				✓			
33	Full Disclosure Report		✓			✓				✓				✓			
34	Functional Servicing Report	✓			✓				✓				✓				
35	General Vegetation Inventory	✓			✓				✓				✓				
36	Grading Plan	✓			✓				✓				✓				
37	Housing Report				✓			✓				✓				✓	

Study / Material Name		Official Plan Amendment				Zoning By-law Amendment				Draft Plan of Subdivision				Site Plan Control			
		Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary
38	Hydrogeological Study			✓			✓		✓				✓				
39	Impact Assessment for new Private Waste Disposal Sites				✓			✓				✓				✓	
40	Karst Assessment/Karst Contingency Plan		✓			✓				✓				✓			
41	Land Use Compatibility Study			✓			✓								✓		
42	Land Use in the Vicinity of Existing Pipelines Study		✓			✓				✓				✓			
43	Land Use/ Commercial Needs and Impact Assessment				✓			✓									
44	Landfill Impact Assessment		✓	✓		✓	✓			✓	✓			✓	✓		
45	Landscape Plan								✓				✓				
46	Landscape Plan (Conceptual)	✓				✓											
47	Light Impact Assessment			✓			✓				✓				✓		
48	Limit of Core Areas or Limit of Conservation Authority Regulated Area		✓			✓				✓				✓			
49	Linkage Assessment		✓			✓				✓				✓			
50	Market Impact Study				✓			✓									
51	Master Drainage Plan				✓			✓				✓				✓	
52	Materials Palette or Imagery											✓	✓			✓	
53	Meander Belt Assessment				✓			✓				✓	✓			✓	
54	Minimum Distance Separation Calculation			✓			✓				✓				✓		
55	Ministry of the Environment Conservation and Parks - Environmental Compliance Approval				✓			✓				✓				✓	
56	Modern Roundabout and Neighbourhood Roundabout Analysis				✓			✓				✓					
57	Neighbourhood Traffic Calming Options Report		✓			✓				✓				✓			

Study / Material Name		Official Plan Amendment				Zoning By-law Amendment				Draft Plan of Subdivision				Site Plan Control			
		Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary
58	Noise Impact Studies (Noise Feasibility and/or Detailed Noise Study)		✓	✓			✓	✓			✓	✓			✓	✓	
59	Nutrient Management Study				✓				✓				✓				✓
60	Odour Impact Assessment		✓	✓			✓	✓			✓	✓			✓	✓	
61	On-Street Parking Plan											✓					✓
62	Parking Analysis/Study			✓				✓				✓				✓	
63	Pedestrian Route and Sidewalk Analysis	✓				✓				✓							✓
64	Planning Justification Report	✓				✓				✓							✓
65	Planning Brief / Development Brief												✓				
66	Pre-Technical Conservation Authority Review				✓				✓				✓				✓
67	Public Consultation Summary and Comment Response Report	✓				✓				✓							
68	Recreation Feasibility Study				✓				✓								
69	Recreation Needs Assessment				✓				✓				✓				
70	Restoration Plan				✓				✓				✓				✓
71	Right of Way Impact Assessment			✓				✓				✓				✓	
72	Roadway/Development Safety Audit				✓				✓				✓				
73	Approved Source Water Protection Restricted Land Use Application (Section 59 Notice)		✓				✓				✓				✓		
74	School Accommodation Issues Assessment				✓				✓								
75	School and City Recreation Facility and Outdoor Recreation/Parks Issues Assessment				✓				✓				✓				
76	Servicing Plan				✓				✓	✓					✓		

Study / Material Name		Official Plan Amendment				Zoning By-law Amendment				Draft Plan of Subdivision				Site Plan Control			
		Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary
77	Shoreline Assessment Study/Coastal Engineers Study		✓				✓				✓			✓			
78	Site Lighting Plan											✓					✓
79	Site Plan and Floor Plans												✓				
80	Slope Stability Study and Report		✓				✓				✓			✓			
81	Soil Management Plan											✓					✓
82	Soils/Geotechnical Study			✓			✓		✓				✓				
83	Species Habitat Assessment		✓				✓		✓				✓				
84	Storm Water Management Report/Plan and/or update to an existing Storm Water Management Plan	✓				✓			✓				✓				
85	Sub-watershed Plan and/or update to an existing Subwatershed Plan				✓			✓				✓					
86	Sun/Shadow Study				✓			✓				✓					✓
87	Survey Plan (Real Property Report)	✓				✓			✓				✓				
88	Transit Assessment				✓			✓				✓					
89	Transportation Demand Management Options Report				✓			✓				✓					✓
90	Transportation Impact Study	✓				✓						✓					✓
91	Tree Management Plan/Study (City-owned trees and / or within 3 metres of ROW)	✓				✓			✓				✓				
92	Tree Protection Plan (Private trees)	✓				✓			✓				✓				
93	Urban Design or Architectural Guidelines											✓					
94	Urban Design Report/ Brief				✓			✓				✓					✓
95	Vibration Study		✓				✓			✓				✓			
96	Visual Impact Assessment		✓	✓			✓	✓		✓	✓			✓	✓		

Study / Material Name		Official Plan Amendment				Zoning By-law Amendment				Draft Plan of Subdivision				Site Plan Control			
		Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary
97	Water and Wastewater Servicing Study	✓				✓				✓				✓			
98	Watermain Hydraulic Analysis							✓	✓					✓			
99	Water Well Survey and Contingency Plan			✓				✓				✓				✓	
100	Wildland Fire Assessment (OPA 167)											✓					✓
101	Wind Study			✓				✓				✓				✓	
102	Zoning Compliance Review					✓			✓					✓			
103	3D Model			✓				✓				✓				✓	