## 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) mayshall 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 mayshall 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	application submission for	
	development on lands located	development on lands located	
	within 75 metres of a railway line	within 75 metres of a railway	
	or railway yard, <b>unless otherwise</b>	line or railway yard, unless	
	determined through the formal	otherwise determined through	
	consultation process. Vibration	the formal consultation process.	
	studies may be reviewed by the	Vibration studies may be	
	appropriate railway company.	reviewed by the appropriate	
		railway company.	
B.3.6.3.19	B.3.6.3.19 The City shall ensure	B.3.6.3.19 The City shall ensure	To establish an odour impact
	that all development or	that all development or	assessment, dust impact analysis and
	redevelopment with the	redevelopment with the	light impact assessment as individual
	potential to create conflicts	potential to create conflicts	submission requirements.
	between sensitive land uses and	between sensitive land uses	
	point source or fugitive air	and point source or fugitive air	
	emissions such as noise,	emissions such as noise,	
	vibration, odour, dust, and other	vibration, odour, dust, and	
	emissions complies with all	other emissions complies with all	
	applicable provincial legislation,	applicable provincial	
	provincial and municipal	legislation, provincial and	
	standards, and	municipal standards, and	
	provincial guidelines and shall	provincial guidelines and shall	
	have regard to municipal	have regard to municipal	
	guidelines. The City <del>may</del> <b>shall</b>	guidelines. The City shall require	
	require proponents of such	proponents of such proposals to	
	proposals to submit studies prior	submit studies prior to or at the	
	to or at the time of application	time of application submission,	
	submission, unless otherwise	unless otherwise determined	
	determined through the formal	through the formal consultation	
	consultation process, including	process, including the following:	
	the following: noise feasibility	noise feasibility study; detailed	
	study; detailed noise study; air	noise study; air quality study;	
	quality study; odour <b>impact</b>	odour impact assessment; dust	
	assessment; dust impact	impact analysis; light impact	
	analysis; and light impact	assessment; and any other	
	assessment; and any other	information and materials	

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

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 Formal consultation with the City shall be encouragedrequired prior to the submission of a Planning Act application(s) for an official plan amendment, zoning bylaw amendment, draft plan of subdivision, or site plan.	F.1.9.1 Formal consultation with the City shall be encouraged prior to the submission of a Planning Act 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 formal consultation shall be to review a draft development proposal for the lands affected by the proposed application(s) and identify the need for, and the scope of other information and materials, and the scope of the other information and materials, considered necessary by the City and other affected agencies to allow comprehensive assessment of the development application(s).	F.1.9.2 The purpose of such formal consultation shall be to review a draft development proposal for the lands affected by the proposed application(s) and identify the need for, and the scope of other information and materials, considered necessary by the City and other affected agencies to allow comprehensive assessment of the development 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.1.19.3 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
	formal consultation shall only be	process that identifies any	in the previous formal consultation still
	considered where a formal	necessary other information	apply instead of Schedule H.
	consultation process had been	and materials to be submitted	
	completed for the same	with the application(s) to deem	
	<b>proposal.</b> If the requirement for	it complete. (OPA 36)	
	formal consultation is waived <b>by</b>		
	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 36)		
F.1.9.5	F.1.9.5 A <u>Planning Act</u>	F.1.9.5 A <u>Planning Act</u>	To update reference to revised table for
	application(s) shall be deemed	application(s) shall be deemed	other information and materials.
	complete provided:	complete provided:	
	a) it satisfies all applicable	a) it satisfies all applicable	
	provincial requirements;	provincial requirements;	
	b) it satisfies all requirements set	b) it satisfies all requirements set	
	out in this Plan; and,	out in this Plan; and,	
	c) it shall be accompanied by	c) it shall be accompanied by	
	all the <b>relevant</b> other	all the relevant other	
	information and materials listed	information and materials listed	
	in <del>Table 1.9.1</del> <b>Schedule H, or</b> as	in Schedule H, or as determined	
	determined by the procedures	by the procedures in Policies	
	in Policies F.1.9.1, F.1.9.2, and F.1.9.3.	F.1.9.1, F.1.9.2, and F.1.9.3.	
F.1.9.6	F.1.9.6 Notwithstanding Polic <b>y</b> ies	F.1.9.6 Notwithstanding Policy	In accordance with the Planning Act as
1.1.7.0	F.1.9.1 to F.1.9.3 inclusive, and	F.1.9.5 c), the City shall provide	amended through Bill 185, municipalities
	F.1.9.5 c), for severance	the applicant with a written list	may no longer require a formal
	applications the City may	of information and materials	consultation prior to the submission of a
	determine the need and scope	required to be submitted with	Planning Act application.
	of required other information	consent applications.	
	and materials without a formal	Alternatively, applicants may	
	and majoridis williout a formal	, momanitory, applicariis may	

Policy Number	Proposed Change	Proposed New / Revised Policy	Why Change is Required
	consultation. The City shall provide the applicant with a written list of information and materials 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.	request a formal consultation in which case F.1.9.2 shall apply.	
F.1.9.7	F.1.9.7 <b>Schedule H</b> identifies the other information and materials which <b>aremay</b> 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, <b>unless</b> otherwise determined through a formal consultation.	F.1.9.7 Schedule H identifies the other information and materials which are required, to deem Planning Act applications for official plan amendment, zoning by-law amendment, draft plan of subdivision, and site plan complete, unless otherwise determined through a formal consultation.	To update reference to other information and materials table and replace with Schedule H.
	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.	See new table at the end of Appendix "A"	To improve the readability of the table.
F.1.9.8	F.1.9.8 Other information and materials submitted in accordance with Policy F.1.9.5 shall be subject to the following requirements to be deemed complete:  a) The other information and materials submitted shall be prepared by a qualified professional, in accordance with applicable legislation, in	F.1.9.8 Other information and materials submitted in accordance with Policy F.1.9.5 shall be subject to the following requirements to be deemed complete:  a) The other information and materials submitted shall be prepared by a qualified professional, in accordance with applicable legislation, in	To update reference to other information and materials table and replace with Schedule H.

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

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	information and materials listed	e) In addition to the other	
	in <b>Schedule H</b> <del>Table F.1.9.1</del> , the	information and materials listed	
	applicant may be required to	in Schedule H, the applicant	
	submit any other supporting	may be required to submit any	
	information and materials	other supporting information	
	identified by the City during the	and materials identified by the	
	formal consultation process with	City during the formal	
	the applicant as being	consultation process with the	
	necessary for an application to	applicant as being necessary	
	be deemed complete.	for an application to be	
		deemed complete.	
F.1.9.9	F.1.9.9 The requirement for other	F.1.9.9 The requirement for other	To add reference to new Schedule H–
	information and materials	information and materials	Other Information and Materials.
	submitted in accordance with	submitted in accordance with	
	Policies F.1.9.1 through F.1.9.8	Policies F.1.9.1 through F.1.9.8	
	inclusive, <b>or Schedule H</b> is not	inclusive, or Schedule H is not	
	intended to preclude Council	intended to preclude Council	
	and its delegated authorities	and its delegated authorities	
	from requiring additional	from requiring additional	
	reports, studies, maps, plans,	reports, studies, maps, plans,	
	calculations, information or	calculations, information or	
	materials, which are identified	materials, which are identified	
	during the review process as	during the review process as	
	necessary for Council and its	necessary for Council and its	
	delegated authorities to make	delegated authorities to make	
	informed decisions.	informed decisions.	
F.1.9.10	F.1.9.10 The City shall establish	The City shall establish	To add reference to new Schedule H –
	guidelines for the other	guidelines for the other	Other Information and Materials.
	information and materials	information and materials	
	identified in Policy F.1.9.7	identified in Schedule H, to	
	<b>Schedule H</b> , to provide direction	provide direction regarding the	
	regarding the intended content	intended content and scope of	
	and scope of such other	such other information and	
	information and materials.	materials.	
F.1.9.11	F.1.19.11 Any development or	F.1.19.11 Any development or	To add reference to potential study
	redevelopment within 200	redevelopment within 200	requirements in addition to consultation

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	metres of any gas pipeline	metres of any gas pipeline	with the applicable utility company.
	easement or facility shall require	easement or facility shall require	
	consultation with the applicable	consultation with the	
	utility company. <b>The City or</b>	applicable utility company. The	
	utility company shall require a	City or utility company shall	
	Land Use in the Vicinity of	require a Land Use in the	
	Existing Pipelines Study or other	Vicinity of Existing Pipelines	
	information and materials	Study or other information and	
	identified in Schedule H as part	materials identified in Schedule	
	of a complete application,	H as part of a complete	
	unless otherwise determined	application, unless otherwise	
	through the formal consultation	determined through the formal	
	process.	consultation process.	
F.1.9.12	F.1.9.12 Prior to the submission of	F.1.9.12 Prior to the submission	In accordance with the Planning Act as
	a complete Planning Act	of a complete Planning Act	amended through Bill 185, municipalities
	application, where complete	application, where complete	may no longer require a formal
	application requirements have	application requirements have	consultation prior to the submission of a
	been determined through	been determined through	Planning Act application.
	formal consultation or a formal	formal consultation or a formal	
	consultation waiver letter prior	consultation waiver letter prior	
	to January 1, 2023, the City	to January 1, 2023, the City	
	may:	may:	
	a) amend the formal	a) amend the formal	
	consultation or waiver letter; or	consultation or waiver letter; or	
	b) require the complete	b) require the complete	
	application requirements to be	application requirements to be	
	determined through a new	determined through a new	
	formal consultation <b>or in</b>	formal consultation or in	
	accordance with Schedule H.	accordance with Schedule H.	
	(OPA 36)	(OPA 36)	
F.1.9.13 (new)	F.1.9.13 Schedule H identifies	F.1.9.13 Schedule H identifies	Provides clarity on how Schedule H shall
	four categories under which	four categories under which	be applied in assessing whether an
	other information and materials	other information and materials	application may be deemed complete.
	shall be required for each	shall be required for each	
	Planning Act application. These	Planning Act application. These	
	categories are:	categories are:	

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	a) minimum requirements for	a) minimum requirements for	
	the submission of a complete	the submission of a complete	
	application regardless of the	application regardless of the	
	context of the application;	context of the application;	
	b) locational requirements for	b) locational requirements for	
	the submission of a complete	the submission of a complete	
	application for all applications	application for all applications	
	located within a specified area,	located within a specified area,	
	as determined by the	as determined by the	
	applicable policies of this Plan;	applicable policies of this Plan.	
	c) proposal based requirements	c) proposal based requirements	
	for the submission of a complete	for the submission of a	
	application for all applications	complete application for all	
	of a specified use, form,	applications of a specified use,	
	character, or scale, as	form, character, or scale, as	
	determined by the applicable	determined by the applicable	
	policies of this Plan; and,	policies of this Plan; and,	
	d) discretionary requirements	d) discretionary requirements	
	being all other information and	being all other information and	
	materials that may be	materials that may be	
	requested by the City through	requested by the City through	
	the formal consultation process	the formal consultation process	
	and/or the processing of a	and/or the processing of a	
	Planning Act application.	Planning Act application.	
F.1.9.14 (new)	F.1.19.14 Other information and	F.1.19.14 Other information and	
	materials identified as	materials identified as	
	locational, or proposal based	locational, or proposal based	
	requirements in Schedule H shall	requirements in Schedule H shall	
	also be considered	also be considered	
	discretionary requirements that	discretionary requirements that	
	may be requested by the City	may be requested by the City	
	through the formal consultation	through the formal consultation	
	process and/or the processing	process and/or the processing	
	of a Planning Act application.	of a Planning Act application.	
F.1.9.15 (new)	F.1.9.15 The City may establish	F.1.9.15 The City may establish	As part of the City's response to Bill 185,
	application guidelines to	application guidelines to	application forms and guides will need

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-	provide guidance on the	provide guidance on the	to be updated to reflect the current
	applicable policies of this Plan	applicable policies of this Plan	development review process. This will
	which apply to the locational	which apply to the locational	include additional guidance respecting
	and proposal based	and proposal based	the for Formal Consultation process.
	requirements as identified in	requirements as identified in	
	Schedule H.	Schedule H.	
F.1.9.16 (new)	F.1.9.16 Where any policy of this	F.1.9.16 Where any policy of this	In accordance with the Planning Act as
	Plan identifies a submission	Plan identifies a submission	amended through Bill 185, municipalities
	requirement the City may	requirement the City may	may no longer require a formal
	require as part of a complete	require as part of a complete	consultation prior to the submission of a
	application and where it is	application and where it is	Planning Act application.
	identified as a locational or	identified as a locational or	
	proposal based requirement in	proposal based requirement in	To provide clarity that all policies
	Schedule H, it shall be deemed	Schedule H, it shall be deemed	identifying submission requirements that
	to be a submission requirement	to be a submission requirement	may apply, in the absence of a formal
	for a complete application	for a complete application	consultation the identified materials
	unless otherwise determined	unless otherwise determined	shall be submitted.
	through a formal consultation	through a formal consultation	
	process.	process.	
F.1.9.17 (new)	F.1.9.17 For any development on	F.1.9.17 For any development	To establish locational criteria for
	lands identified on Schedule A –	on lands identified on Schedule	requiring the following studies in the
	Provincial Plans as Niagara	A – Provincial Plans as Niagara	absence of a formal consultation:
	Escarpment Plan Natural Area;	Escarpment Plan Natural Area;	Channel Design and Geofluvial
	or regulated by a Conservation	or regulated by a Conservation	Assessment;
	Authority; or located within 120	Authority; or located within 120	Erosion Hazard Assessment
	metres of Hazardous Lands, Key	metres of Hazardous Lands, Key	Floodline Delineation Study/ Hydraulic
	Hydrologic Features, or Earth	Hydrologic Features, or Earth	Analysis;
	Science Area of Natural and	Science Area of Natural and	Karst Assessment / Karst Contingency
	Scientific Interest (ANSI), the	Scientific Interest (ANSI), the	Plan; Meander Belt Assessment;
	City shall require the following	City shall require the following	Shoreline Assessment Study/ Coastal
	other information and materials	other information and materials	Engineers Study; and,
	to be submitted as part of a	to be submitted as part of a	Slope Stability Study and Report.
	complete application unless	complete application unless	
	otherwise determined through	otherwise determined through	
	the formal consultation process:	the formal consultation process:	
	a) Channel Design and	a) Channel Design and	

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	Geofluvial Assessment;	Geofluvial 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	d) Karst Assessment / Karst	
	Contingency Plan;	Contingency Plan;	
	e) Limit of Core Areas or Limit of	e) Limit of Core Areas or Limit of	
	Conservation Authority	Conservation Authority	
	Regulated Area;	Regulated Area;	
	f) Meander Belt Assessment;	f) Meander Belt Assessment;	
	g) Shoreline Assessment Study/	g) Shoreline Assessment Study/	
	Coastal Engineers Study; and,	Coastal Engineers Study; and,	
	h) Slope Stability Study and	h) Slope Stability Study and	
	Report.	Report.	
F.1.9.18 (new)	F.1.9.18 Where there is a	F.1.9.18 Where there is a	Ensures that site specific submission
	discrepancy between	discrepancy between	requirements identified in Volume 2 and
	submission requirements	submission requirements	3 are also included prior to an
	identified in Volume 1 and the	identified in Volume 1 and the	application being deemed complete.
	policies of Volume 2 and 3, the	policies of Volume 2 and 3, the	
	requirements identified in	requirements identified in	
	Volume 2 and 3 shall also apply.	Volume 2 and 3 shall also apply.	
F.1.9.19 (new)	F.1.9.19 A Complete Application	F.1.9.19 A Complete	This requirement will assist applicants
, ,	Compliance Summary shall be	Application Compliance	and staff review Planning Act
	required where no formal	Summary shall be required	applications to ensure all submission
	consultation has been	where no formal consultation	requirements identified within Schedule
	completed which shall identify	has been completed which	H have been included or addressed.
	how each requirement on	shall identify how each	
	Schedule H has been	requirement on Schedule H has	
	addressed.	been addressed.	
F.3.2.5.5 (new)	F.3.2.5.5 The City shall require a	F.3.2.5.5 The City shall require a	To provide proposal based criteria for
	Hydrogeological Study and	Hydrogeological Study and	requiring a Hydrogeological Study.
	Soils/Geotechnical Study as	Soils/Geotechnical Study as	
	part of a complete application	part of a complete application	
	for any site alteration activities	for any site alteration below	
	below grade, unless otherwise	grade, unless otherwise	

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

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

Policy Number	Proposed Change	Proposed New / Revised Policy	Why Change is Required
(New)	F.3.2.15.1 A Zoning Compliance	F.3.2.15.1 A Zoning Compliance	This requirement is required to ensure
F.3.2.15.1	Review shall be submitted as	Review shall be submitted as	that the City does not deem complete
	part a complete application for	part a complete application for	Site Plan applications for proposals that
	Site Plan and Draft Plan of	Site Plan or Draft Plan of	do not conform to the uses permitted
	Subdivision which contains no	Subdivision which contains no	under the Zoning By-law.
	non-compliances with respect	non-compliances with respect	
	to the use of the lands, unless	to the use of the lands, unless	
	otherwise determined through	otherwise determined through	
	the formal consultation process.	the formal consultation process.	
(New)	F.3.2.15.2 A Zoning Compliance	F.3.2.15.2 A Zoning Compliance	This requirement is required to ensure
F.3.2.15.2	Review submitted as part of Site	Review submitted as part of Site	that the City does not deem complete
	Plan shall be reviewed by City	Plan shall be reviewed by City	Site Plan applications that do not
	staff to confirm that the	staff to confirm that the	conform to the height and density
	development conforms to the	development conforms to the	policies of the Official Plan.
	applicable height and density	applicable height and density	
	policies of Volume 1, Volume 2	policies of Volume 1, Volume 2	
	and Volume 3 of the Official	and Volume 3 of the Official	
	Plan prior to the application	Plan prior to the application	
	being deemed complete.	being deemed complete.	
(New) F.3.2.16	F.3.2.16 For any development or	F.3.2.16 For any development or	To establish proposal based criteria for
	redevelopment that is	redevelopment that is	requiring the following materials in the
	transformational for the	transformational for the	absence of a formal consultation:
	surrounding area or any other	surrounding area or any other	Design Review Panel Summary of
	development at the discretion	development at the discretion	Advice Response;
	of the Chief Planner, the City	of the Chief Planner, the City	Urban Design Report / Brief.
	shall require the following	shall require the following	Pedestrian Level Wind Study;
	studies as part of a complete	studies as part of a complete	3D Model.
	application unless otherwise	application unless otherwise	
	determined through the formal	determined through the formal	
	consultation process:	consultation process:	
	a) Design Review Panel	a) Design Review Panel	
	Summary of Advice Response;	Summary of Advice Response;	
	b) Urban Design Report / Brief;	b) Urban Design Report / Brief;	
	c) Pedestrian Level Wind Study;	c) Pedestrian Level Wind Study;	
	and,	and,	
	d) 3D Model.	d) 3D Model.	

Policy Number	Proposed Change	Proposed New / Revised Policy	Why Change is Required
(New) F.3.2.17	F.3.2.17 Where non-agricultural	F.3.2.17 Where non-agricultural	To provide proposal based criteria for
	uses are proposed on lands	uses are proposed on lands	requiring an Agricultural Impact
	designated Agriculture,	designated Agriculture,	Assessment.
	Speciality Crop, Rural, Mineral	Speciality Crop, Rural, Mineral	
	Aggregate Resource Extraction	Aggregate Resource Extraction	
	Area, Open Space or Utility on	Area, Open Space or Utility on	
	Schedule D – Rural Land Use	Schedule D – Rural Land Use	
	Designations, the City shall	Designations, the City shall	
	require an Agricultural Impact	require an Agricultural Impact	
	Assessment be submitted,	Assessment be submitted,	
	unless otherwise determined	unless otherwise determined	
	through the formal consultation	through the formal consultation	
	process, to evaluate potential	process, to evaluate potential	
	impacts on existing agricultural	impacts on existing agricultural	
	operations and the agricultural	operations and the agricultural	
	system and recommend ways	system and recommend ways	
	to avoid, or, if avoidance is not	to avoid, or, if avoidance is not	
	possible, minimize and mitigate	possible, minimize and mitigate	
	adverse impacts.	adverse impacts.	
(New) F.3.2.18	F.3.2.18 Recreation Needs	F.3.2.18 Recreation Needs	To provide proposal based criteria for
	Assessment	Assessment	requiring a Recreation Needs
	The City shall require a	The City shall require a	Assessment.
	Recreation Needs Assessment	Recreation Needs Assessment	
	to be submitted as part of a	to be submitted as part of a	
	complete application where	complete application where	
	parkland is proposed on site,	parkland is proposed on site,	
	unless otherwise determined	unless otherwise determined	
	through the formal consultation	through the formal consultation	
	process.	process.	
F.3.2.13	F.3.2.139 Other Technical	F.3.2.19 Other Technical Studies	
	Studies		
F.3.2.13.1	F.3.2.13 <b>9</b> .1 In addition to the	F.3.2.19.1 In addition to the	In accordance with the Planning Act as
	studies identified in Sections	studies identified in Sections	amended through Bill 185, municipalities
	F.3.2.1 to F.3.2.5, the City may	F.3.2.1 to F.3.2.5, the City may	may no longer require a formal
	require technical studies to be	require technical studies to be	consultation prior to the submission of a
	submitted as part of the	submitted as part of the	Planning Act application.

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Policy Number	Proposed Change	Proposed New / Revised Policy	Why Change is Required
	<u>Planning Act</u> process. Prior to	<u>Planning Act</u> process. Prior to	
	submission of these technical	submission of these technical	Renumbering.
	studies, consultation-shall be	studies, consultation with City	
	required with City staff and/or	staff and/or Conservation	
	Conservation Authorities shall	Authorities shall be encouraged	
	<b>be encouraged</b> to confirm the	to confirm the contents for and	
	contents for and the criteria to	the criteria to be used in the	
	be used in the technical	technical	
	Studies.	Studies.	
F.3.2.13.2	F.3.2.13 <b>9</b> .2 The	F.3.2.19.2 The recommendations	Renumbering.
	recommendations from	from approved technical	
	approved technical studies shall	studies shall be implemented by	
	be implemented by future	future amendments to this Plan,	
	amendments to this Plan,	including Secondary Plans	
	including Secondary Plans	and/or conditions or criteria	
	and/or conditions or criteria	identified through the review of	
	identified through the review of	development applications.	
	development applications.		

## Proposed Schedule "H"

			Officia				ning					Plan ivisio		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 Assessment			~				~									<b>~</b>	
2	Aggregate Resource Assessment		<b>~</b>	<b>~</b>			<b>~</b>	<b>~</b>										
3	Aggregate/Mineral Resource Analysis		<b>~</b>	<b>~</b>			<b>~</b>	<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>	
6	Air Quality Study		<b>~</b>	<b>~</b>			<b>✓</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>&gt;</b>				<b>&gt;</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>	
14	Cost Recovery Agreement	<b>~</b>				<b>~</b>				<b>~</b>							<b>~</b>	
15	Cultural Heritage Assessment – Documentation and Salvage Plan				<b>~</b>				<b>~</b>				<b>~</b>				<b>~</b>	
16	Cultural Heritage Impact Assessment		<b>/</b>				<b>~</b>				<b>/</b>				<b>~</b>			
17	Cut and Fill Analysis				<b>/</b>				<b>~</b>				<b>~</b>				<b>✓</b>	
18	Cycling Route Analysis	<b>/</b>				<b>~</b>				<b>~</b>								

				al Pla dmei			ning					Plan ivisio				Plan itrol	
Study	y / Material Name	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionarv
19	Design Review Panel Summary of Advice and Response			<b>~</b>				<b>~</b>				<b>/</b>				<b>~</b>	
20	Draft Official Plan Amendment/ Draft Zoning By-law Amendment	~				~						,				· ·	
21	Dust Impact Analysis				>				<b>~</b>				<b>~</b>				<b>~</b>
22	Elevations													>			
23	Elevations (Conceptual)	<b>~</b>				<b>~</b>				<b>~</b>							
24	Energy and Environmental Assessment Report				>				<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>		
26	Environmental Site Assessment and/or Record of Site Condition		<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>				<b>~</b>
30	Financial Impact Analysis and Financial Strategy				<b>~</b>				<b>/</b>								
31	Fish Habitat Assessment		>				<b>/</b>				>				>		
32	Floodline Delineation Study/ Hydraulic Analysis		>				<b>✓</b>				<b>~</b>				>		
33	Full Disclosure Report		>				<b>~</b>				<b>&gt;</b>				>		
34	Functional Servicing Report	<b>~</b>				<b>~</b>				<b>~</b>				>			
35	General Vegetation Inventory	<b>~</b>				<b>~</b>				<b>~</b>				>			
36	Grading Plan	<b>~</b>				<b>~</b>				<b>✓</b>				<b>~</b>			
37	Housing Report				<b>/</b>				<b>~</b>				<b>~</b>				<b>/</b>

			officia				ning					Plan (		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	
38	Hydrogeological Study			<b>/</b>				<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>			
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>				<b>/</b>				
46	Landscape Plan (Conceptual)	<b>~</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>				<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>&gt;</b>				<b>~</b>	
52	Materials Palette or Imagery												<b>&gt;</b>				<b>~</b>	
53	Meander Belt Assessment				>				<b>✓</b>				<b>~</b>				<b>~</b>	
54	Minimum Distance Separation Calculation			<b>~</b>				<b>~</b>				<b>~</b>				<b>~</b>		
55	Ministry of the Environment Conservation and Parks - Environmental Compliance Approval				<b>\</b>				<b>~</b>				<b>\</b>				<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>			

				al Pla dmei			ning					Plan ivisio			Site Con	-	
Stud	y / Material Name	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)		<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>	>	
61	On-Street Parking Plan												<b>~</b>				<b>/</b>
62	Parking Analysis/Study			<b>~</b>				<b>~</b>				<b>~</b>				<b>&gt;</b>	
63	Pedestrian Route and Sidewalk Analysis	<b>~</b>				<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>~</b>				<b>~</b>							
68	Recreation Feasibility Study				<b>~</b>				<b>~</b>								
69	Recreation Needs Assessment				<b>~</b>				<b>~</b>				<b>~</b>				
70	Restoration Plan				<b>~</b>				<b>~</b>				<b>~</b>				<b>✓</b>
71	Right of Way Impact Assessment			<b>~</b>				<b>✓</b>				<b>✓</b>				<b>&gt;</b>	
72	Roadway/Development Safety Audit				<b>~</b>				<b>~</b>				<b>~</b>				
73	Approved Source Water Protection Restricted Land Use Application (Section 59 Notice)		<b>~</b>				<b>~</b>				<b>~</b>				<b>~</b>		
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>			

				al Pla dmer			ning					Plan (		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	
77	Shoreline Assessment Study/Coastal Engineers Study		<b>/</b>				<b>/</b>				<b>~</b>				<b>/</b>			
78	Site Lighting Plan		_				•						<b>~</b>		_		<b>~</b>	
79	Site Plan and Floor Plans												,	<b>~</b>				
80	Slope Stability Study and Report		<b>~</b>				<b>~</b>				<b>✓</b>				<b>✓</b>			
81	Soil Management Plan												<b>~</b>				<b>~</b>	
82	Soils/Geotechnical Study			<b>✓</b>				<b>/</b>		<b>✓</b>				<b>✓</b>				
83	Species Habitat Assessment		<b>~</b>				<b>~</b>				<b>/</b>				<b>✓</b>			
84	Storm Water Management Report/Plan and/or update to an existing Storm Water Management Plan	<b>~</b>				<b>~</b>				<b>&gt;</b>				<b>&gt;</b>				
85	Sub-watershed Plan and/or update to an existing Subwatershed Plan				<b>&gt;</b>				<b>~</b>				<b>✓</b>					
86	Sun/Shadow Study				<b>/</b>				<b>✓</b>				<b>✓</b>				<b>✓</b>	
87	Survey Plan (Real Property Report)	<b>✓</b>				>				>				>				
88	Transit Assessment				<b>\</b>				<b>\</b>				<b>\</b>					
89	Transportation Demand Management Options Report				>				>				>				<b>✓</b>	
90	Transportation Impact Study	<b>~</b>				<b>~</b>							>				<b>~</b>	
91	Tree Management Plan/Study (City-owned trees and / or within 3 metres of ROW)	<b>~</b>				<b>~</b>				>				>				
92	Tree Protection Plan (Private trees)	<b>/</b>				>				>				>				
93	Urban Design or Architectural Guidelines												<b>~</b>					
94	Urban Design Report/ Brief				>				<b>\</b>				<b>&gt;</b>				<b>~</b>	
95	Vibration Study		<b>~</b>				<b>~</b>				>				>			
96	Visual Impact Assessment		<b>/</b>	<b>/</b>			<b>/</b>	<b>/</b>			<b>/</b>	<b>~</b>			<b>/</b>	<		

## Appendix "F" to Report PED24134 Page 23 of 23

				al Pla dmer				By-la				Plan ( visio		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
97	Water and Wastewater Servicing Study	<b>~</b>				<b>✓</b>				<b>~</b>				<b>✓</b>			
98	Watermain Hydraulic Analysis								<b>✓</b>	<b>~</b>				<b>✓</b>			
99	Water Well Survey and Contingency Plan			<b>~</b>				<b>~</b>				<b>~</b>				<b>✓</b>	
100	Wildland Fire Assessment (OPA 167)												<b>~</b>				<b>~</b>
101	Wind Study			<b>~</b>				<b>~</b>				<b>~</b>				<b>~</b>	
102	Zoning Compliance Review					<b>/</b>				<b>/</b>				<b>/</b>			
103	3D Model			<b>~</b>				<b>~</b>				<b>~</b>				<b>~</b>	