

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

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

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

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	<p>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: noise feasibility study; detailed noise study; air quality study; odour impact assessment; dust impact analysis; and light impact assessment; and any <i>other information and materials</i> identified in Section F.1.19 – Complete Application Requirements and Formal Consultation.</p>	<p>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: noise feasibility study; detailed noise study; air quality study; odour impact assessment; dust impact analysis; light impact assessment; and any <i>other information and materials</i> identified in Section F.1.19 – Complete Application Requirements and Formal Consultation.</p>	<p>analysis and light impact assessment as individual submission requirements.</p>
Volume 1: Chapter E – Urban Systems and Designations			
E.3.3.3 (new)	<p>E.3.3.3 For any development or redevelopment with a proposed height of more than six storeys, or any other development at the discretion of the Chief Planner, the City shall require the following studies as part of a complete application unless otherwise determined through the formal consultation process: a) Design Review Panel Summary of Advice Response; b) Pedestrian Level Wind Study; and, c) 3D Model.</p>	<p>E.3.3.3 For any <i>development or redevelopment</i> with a proposed height of more than six storeys, or any other <i>development</i> 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) Pedestrian Level Wind Study; and, c) 3D Model.</p>	<p>To establish proposal based criteria for requiring the following materials in the absence of a formal consultation: Design Review Panel Summary of Advice Response; Pedestrian Level Wind Study; 3D Model.</p>

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E.3.3.4 (new)	E.3.3.4 In addition to Policy E.3.3.3, any development or redevelopment with a proposed height of more than six storeys and subject to the criteria of Policies E.3.5.8, E.3.5.9 and E.3.6.8, the City shall require the following studies as part of a complete application unless otherwise determined through the formal consultation process: a) Housing Report; b) Energy and Environmental Assessment Report; and, c) Shadow Impact Study.	E.3.3.4 In addition to Policy E.3.3.3, any development or redevelopment with a proposed height of more than six storeys and subject to the criteria of Policies E.3.5.8, E.3.5.9 and E.3.6.8, the City shall require the following studies as part of a complete application unless otherwise determined through the formal consultation process: a) Housing Report; b) Energy and Environmental Assessment Report; and, c) Shadow Impact Study.	To establish proposal based criteria for requiring the following materials in the absence of a formal consultation: Housing Report; Environmental Assessment Report; and, Shadow Impact Study.
E.3.3.3	E.3.3.3 5 Secondary dwelling units shall not be included in the calculation of residential density. (OPA 142)	E.3.3.5 Secondary dwelling units shall not be included in the calculation of residential density. (OPA 142)	Renumbering
E.3.7.7	E.3.7.7 Prior to registration of a plan of subdivision, the City may shall require the owner to prepare urban design and/or architectural guidelines to the satisfaction of the City, unless otherwise determined through the formal consultation process. The City may undertake architectural control to ensure compliance with the approved urban design or architectural guidelines.	E.3.7.7 Prior to registration of a plan of subdivision, the City shall require the owner to prepare urban design and/or architectural guidelines to the satisfaction of the City, unless otherwise determined through the formal consultation process. The City may undertake architectural control to ensure compliance with the approved urban design or architectural guidelines.	To strengthen policy language to establish a submission requirement.
E.4.2.12 (new)	E.4.2.12 For any development or redevelopment with a proposed height of more than six storeys, or any other development at the discretion of the Chief Planner, the City shall require the following studies as part of a complete application unless otherwise determined through the formal consultation process:	E.4.2.12 For any development or redevelopment with a proposed height of more than six storeys, or any other development at the discretion of the Chief Planner, the City shall require the following studies as part of a complete application unless otherwise determined through the formal consultation process: a) Design Review Panel Summary of	To establish proposal based criteria for requiring the following materials in the absence of a formal consultation: Design Review Panel Summary of Advice Response; Pedestrian Level Wind Study; 3D Model.

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

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

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	<p>accordance with provincial guidelines, standards and procedures. (OPA 167, MMAH Mod. 36)</p> <p>ii) Where avoidance of impacts is not possible in accordance with Policy E.5.2.7.1 b) i), the City shall protect the long-term viability of existing or planned industrial, manufacturing or other uses that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent <i>sensitive land uses</i>, <i>major retail uses</i> and <i>major office uses</i> are only permitted if the development of proposed adjacent <i>sensitive land uses</i>, <i>major retail uses</i> and <i>major office uses</i> are only permitted if the development proponent submits a Land Use Compatibility Study to the satisfaction of the City detailing that following are demonstrated in accordance with provincial guidelines, standards and procedures: (OPA 167, MMAH Mod. 36)</p> <ol style="list-style-type: none"> 1. there is an identified need for the proposed use; (OPA 167) 2. alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations; (OPA 167) 3. adverse effects to the proposed sensitive land use are minimized and mitigated; and (OPA 167) 4. potential impacts to industrial, manufacturing or other uses are minimized and mitigated. (OPA 167) 	<p>guidelines, standards and procedures. (OPA 167, MMAH Mod. 36)</p> <p>ii) Where avoidance of impacts is not possible in accordance with Policy E.5.2.7.1 b) i), the City shall protect the long-term viability of existing or planned industrial, manufacturing or other uses that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent <i>sensitive land uses</i> are only permitted if the development of proposed adjacent <i>sensitive land uses</i>, <i>major retail uses</i> and <i>major office uses</i> are only permitted if the development proponent submits a Land Use Compatibility Study to the satisfaction of the City detailing that following are demonstrated in accordance with provincial guidelines, standards and procedures: (OPA 167, MMAH Mod. 36)</p> <ol style="list-style-type: none"> 1. there is an identified need for the proposed use; (OPA 167) 2. alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations; (OPA 167) 3. adverse effects to the proposed sensitive land use are minimized and mitigated; and (OPA 167) 4. potential impacts to industrial, manufacturing or other uses are minimized and mitigated. (OPA 167) <p>iii) The proponent of either a new <i>sensitive land use</i> within the Neighbourhoods, Institutional or</p>	

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	<p>iii) The proponent of either a new <i>sensitive land use</i> within the Neighbourhoods, Institutional or Commercial and Mixed Use designations, or a new industrial facility within an Employment Area designation, shall be responsible for addressing and implementing the necessary mitigation measures to the satisfaction of the City.</p> <p>iv) The preferred approach to mitigation shall be the establishment of a separation distance and/or an appropriate transitional land use. In some cases, noxious manufacturing uses may be prohibited through the Zoning By-law.</p> <p>v) Other mitigation measures which may be appropriate include: screening, barriers, landscaping, mechanical or other technological mitigation, traffic mitigation, and lighting control.</p> <p>...</p> <p>f) Waste disposal facilities shall only be permitted by amendment to this Plan, subject to the completion of an Environmental Assessment, in accordance with the Environmental Assessment Act. The City shall require an Impact Assessment for new Private Waste Disposal Sites as part of a complete application, unless otherwise determined through the formal consultation process.</p>	<p>Commercial and Mixed Use designations, or a new industrial facility within an Employment Area designation, shall be responsible for addressing and implementing the necessary mitigation measures to the satisfaction of the City.</p> <p>iv) The preferred approach to mitigation shall be the establishment of a separation distance and/or an appropriate transitional land use. In some cases, noxious manufacturing uses may be prohibited through the Zoning By-law.</p> <p>v) Other mitigation measures which may be appropriate include: screening, barriers, landscaping, mechanical or other technological mitigation, traffic mitigation, and lighting control.</p> <p>...</p> <p>f) Waste disposal facilities shall only be permitted by amendment to this Plan, subject to the completion of an Environmental Assessment, in accordance with the Environmental Assessment Act. The City shall require an Impact Assessment for new Private Waste Disposal Sites as part of a complete application, unless otherwise determined through the formal consultation process.</p>	

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E.5.4.10	E.5.4.10 Mineral aggregate resources are present in the Ancaster Business Park/Wilson- Garner area. The City supports and encourages the recovery of these resources through the sequential use of the developable land in this area, whereby mineral aggregate resources are extracted prior to, or in conjunction with, development of the area. The City shall require an Aggregate Resource Assessment or Aggregate/Mineral Resource Analysis for development or redevelopment in this area, unless otherwise determined through the formal consultation process.	E.5.4.10 Mineral aggregate resources are present in the Ancaster Business Park/Wilson- Garner area. The City supports and encourages the recovery of these resources through the sequential use of the developable land in this area, whereby mineral aggregate resources are extracted prior to, or in conjunction with, development of the area. The City shall require an Aggregate Resource Assessment or Aggregate/Mineral Resource Analysis for <i>development or redevelopment</i> in this area, unless otherwise determined through the formal consultation process.	To establish locational criteria for requiring Aggregate Resource Assessment Aggregate/Mineral Resource Analysis.
Volume 1: Chapter F – Implementation			
F.1.19.1	F.1.19.1 Formal consultation with the City shall be encouraged required prior to the submission of a <u>Planning Act, R.S.O., 1990 c. P.13</u> application(s) for an official plan amendment, Zoning By-law amendment, draft plan of subdivision, or site plan.	F.1.19.1 Formal consultation with the City shall be encouraged prior to the submission of a <u>Planning Act, R.S.O., 1990 c. P.13</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.1.19.3	F.1.19.3 Notwithstanding Policy F.1.19.1, 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 formal consultation shall only be considered where a formal consultation process had been completed for the same proposal. If the requirement for formal	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 process that identifies any necessary <i>other information and materials</i> to be submitted with the application(s) to deem it complete. (OPA 175)	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

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	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 175)		proposal has been completed so the requirements identified in the previous formal consultation still apply instead of Schedule I. The proposed policy provides discretion to staff when a waiver would be issued.
F.1.19.5	F.1.19.5 A Planning Act, R.S.O., 1990 c. P.13 application(s) shall be deemed complete provided that: a) it satisfies all applicable provincial requirements; b) it satisfies all requirements set out in this Plan; and, c) it shall be accompanied by all the relevant <i>other information and materials</i> listed in Schedule I Table 1.19.1 or as determined by the procedures of Policy F.1.19.1 or F.1.19.3. (OPA 175)	F.1.19.5 A Planning Act, R.S.O., 1990 c. P.13 application(s) shall be deemed complete provided that: a) it satisfies all applicable provincial requirements; b) it satisfies all requirements set out in this Plan; and, c) it shall be accompanied by all the relevant <i>other information and materials</i> listed in Schedule I or as determined by the procedures of Policy F.1.19.1. (OPA 175)	To update reference to revised table for other information and materials.
F.1.19.6	F.1.19.6 Schedule I Table F.1.19.1 identifies the <i>other information and materials</i> which are may be required to deem <u>Planning Act, R.S.O., 1990 c. P.13</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 process. (OPA 175)	F.1.19.6 Schedule I identifies the <i>other information and materials</i> which are required to deem <u>Planning Act, R.S.O., 1990 c. P.13</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 process. (OPA 175)	To update reference to other information and materials table and replace with Schedule I.
	Repeal Table F.1.19.1 (as part of Policy F.1.19.6) with the table contained at the end of Appendix “A” to the Amendment to be added as Schedule I to this Plan.	See new table at the end of Appendix “A”	To improve the readability of the table.

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F.1.19.7	<p>F.1.19.7 <i>Other information and materials</i> submitted in accordance with Policy F.1.19.5 shall be subject to the following requirements to be deemed complete: (OPA 175)</p> <p>a) The <i>other information and materials</i> submitted shall be prepared by a qualified professional, in accordance with applicable legislation, in 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 175)</p> <p>b) The City may request or conduct a peer review of any other information and materials submitted where the City lacks the appropriate expertise to review such <i>other information and materials</i>. 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 <i>other information and materials</i> 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 175)</p> <p>d) The City mayshall require electronic versions of all <i>other information and materials</i> submitted as part of a complete application and</p>	<p>F.1.19.7 <i>Other information and materials</i> submitted in accordance with Policy F.1.19.5 shall be subject to the following requirements to be deemed complete: (OPA 175)</p> <p>a) The <i>other information and materials</i> submitted shall be prepared by a qualified professional, in accordance with applicable legislation, in 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 175)</p> <p>b) The City may request or conduct a peer review of any other information and materials submitted where the City lacks the appropriate expertise to review such <i>other information and materials</i>. 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 <i>other information and materials</i> 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 175)</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</p>	<p>To update reference to other information and materials table and replace with Schedule I.</p>

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	<p>stipulate the format of the digital submission.</p> <p>e) In addition to the <i>other information and materials</i> listed in Schedule I Table F.1.19.1, the applicant may be required to submit any other supporting information and materials identified by the City during the formal consultation process with the applicant as being necessary for an application to be deemed complete.</p>	<p>format of the digital submission.</p> <p>e) In addition to the <i>other information and materials</i> listed in Schedule I, 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.</p>	
F.1.19.8	<p>F.1.19.8 The requirement for <i>other information and materials</i> submitted in accordance with Policies F.19.1, or F.19.3, or Schedule I is not intended to preclude Council and its delegated authorities from requiring additional reports, studies, maps, plans, calculations, information or materials, which are identified during the review process for an application(s) which has been deemed complete as being necessary for Council and its delegated authorities to make informed decisions.</p>	<p>F.1.19.8 The requirement for <i>other information and materials</i> submitted in accordance with Policies F.19.1, F.19.3, or Schedule I is not intended to preclude Council and its delegated authorities from requiring additional reports, studies, maps, plans, calculations, information or materials, which are identified during the review process for an application(s) which has been deemed complete as being necessary for Council and its delegated authorities to make informed decisions.</p>	<p>To add reference to new Schedule I – Other Information and Materials.</p>
F.1.19.9	<p>F.1.19.9 The City shall establish guidelines for the <i>other information and materials</i> identified in Policy F.19.4 Schedule I, to provide direction regarding the intended content and scope of such <i>other information and materials</i>.</p>	<p>F.1.19.9 The City shall establish guidelines for the <i>other information and materials</i> identified in Schedule I, to provide direction regarding the intended content and scope of such <i>other information and materials</i>.</p>	<p>To add reference to new Schedule I – Other Information and Materials.</p>
F.1.19.10	<p>F.1.19.10 Any <i>development or redevelopment</i> within 200 metres of any gas pipeline easement or facility shall require consultation with the</p>	<p>F.1.19.10 Any <i>development or redevelopment</i> within 200 metres of any gas pipeline easement or facility shall require consultation with the applicable</p>	<p>To add reference to new Schedule I – Other Information and Materials.</p>

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	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 I as part of a complete application, unless otherwise determined through the formal consultation process.	utility company. The City or utility company shall require a Land Use in the Vicinity of Existing Pipelines Study or <i>other information and materials</i> identified in Schedule I as part of a complete application, unless otherwise determined through the formal consultation process.	
F.1.19.11	F.1.19.11 Prior to the submission of a complete Planning Act application, where complete application requirements have been determined through formal consultation or a formal consultation waiver letter prior to January 1, 2023, the City may: a) amend the formal consultation or waiver letter; or b) require the complete application requirements to be determined through a new formal consultation or in accordance with Schedule I. (OPA 175)	F.1.19.11 Prior to the submission of a complete Planning Act application, where complete application requirements have been determined through formal consultation or a formal consultation waiver letter prior to January 1, 2023, the City may: a) amend the formal consultation or waiver letter; or b) require the complete application requirements to be determined through a new formal consultation or in accordance with Schedule I. (OPA 175)	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.1.19.12 (new)	F.1.19.12 Schedule I identifies four categories under which <i>other information and materials</i> shall be required for each Planning Act application. These categories are: a) minimum requirements for the submission of a complete application regardless of the context of the application; b) locational requirements for the submission of a complete application for all applications located within a specified area, as determined by the applicable policies of this Plan;	F.1.19.12 Schedule I identifies four categories under which <i>other information and materials</i> shall be required for each Planning Act application. These categories are: a) minimum requirements for the submission of a complete application regardless of the context of the application; b) locational requirements for the submission of a complete application for all applications located within a specified area, as determined by the applicable policies of this Plan;	Provides clarity on how Schedule I shall be applied in assessing whether an applicant may be deemed complete.

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	<p>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,</p> <p>d) discretionary requirements being all other information and materials that may be requested by the City through the formal consultation process and/or the processing of a Planning Act application.</p>	<p>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,</p> <p>d) discretionary requirements being all other information and materials that may be requested by the City through the formal consultation process and/or the processing of a Planning Act application.</p>	
F.1.19.13 (new)	<p>F.1.19.13 Other information and materials identified as locational, or proposal based requirements in Schedule I 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><i>F.1.19.13 Other information and materials identified as locational, or proposal based requirements in Schedule I shall also be considered discretionary.</i></p>	<p>Provides clarity on how Schedule I shall be applied in assessing whether an applicant may be deemed complete.</p>
F.1.19.14 (new)	<p>F.1.19.14 The City may establish application guidelines to provide guidance on the applicable policies of this Plan which apply to the locational and proposal based requirements as identified in Schedule I.</p>	<p>F.1.19.14 The City may establish application guidelines to provide guidance on the applicable policies of this Plan which apply to the locational and proposal based requirements as identified in Schedule I.</p>	<p>As part of the City's response to Bill 185, application forms and guides will need to be updated to reflect the current development review process. This will include additional guidance respecting the Formal Consultation process.</p>
F.1.19.15 (new)	<p>F.1.19.15 Where any policy of this Plan identifies a submission requirement the City shall require as part of a complete application and where it is identified as a locational or proposal based requirement in Schedule I, it shall be deemed to be a submission</p>	<p>F.1.19.15 Where any policy of this Plan identifies a submission requirement the City shall require as part of a complete application and where it is identified as a locational or proposal based requirement in Schedule I, it shall be deemed to be a submission</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>requirement for a complete application unless otherwise determined through the formal consultation process.</p>	<p>requirement for a complete application unless otherwise determined through the formal consultation process.</p>	<p>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.</p>
<p>F.1.19.16 (new)</p>	<p>F.1.19.16 For any development 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 other information and materials to be submitted as part of a complete application unless otherwise determined through the formal consultation process:</p> <ul style="list-style-type: none"> a) Channel Design and 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. 	<p>F.1.19.16 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 <i>Hazardous Lands, Key Hydrologic Features, or Earth Science Area of Natural and Scientific Interest (ANSI)</i>, the City shall be requiring 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:</p> <ul style="list-style-type: none"> a) Channel Design and 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. 	<p>To establish locational criteria for the studies identified.</p> <p>This policy is required because in the absence of an applicant proceeding through a formal consultation process, the City cannot determine what technical submissions are required by the Niagara Escarpment Commission or Conservation Authority.</p>

Policy Number	Proposed Change	Proposed New / Revised Policy	Why Change is Required
F.1.19.17 (new)	F.1.19.17 Where there is a discrepancy 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.1.19.17 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 Secondary Plans or Special Policy Areas also included prior to an application being deemed complete.
F.1.19.18 (new)	F.1.19.18 A Complete Application Compliance Summary shall be required as part of a complete application where no formal consultation has been completed which shall identify how each requirement on Schedule I has been addressed. Where a formal consultation has been completed, a Summary Response to Formal Consultation Comments shall be submitted as part of a complete application.	F.1.19.18 A Complete Application Compliance Summary shall be required as part of a complete application where no formal consultation has been completed which shall identify how each requirement on Schedule I has been addressed. Where a formal consultation has been completed, a Summary Response to Formal Consultation Comments shall be submitted as part of a complete application.	This requirement will assist applicants and staff review of Planning Act applications to ensure all submission requirements identified within Schedule I have been included or addressed.
F.3.2.2.2 (new)	F.3.2.2.2 The City shall require a Hydrogeological Study and Solis/Geotechnical Study as part of a complete application for any <i>site alteration</i> activities below grade, unless otherwise determined through the formal consultation process.	F.3.2.2.2 The City shall require a Hydrogeological Study and Solis/Geotechnical Study as part of a complete application for any <i>site alteration</i> below grade, unless otherwise determined through the formal consultation process.	To provide proposal based criteria for requiring a Hydrogeological Study.
F.3.2.6.2	Delete Policy F.3.2.6.2 in its entirety. F.3.2.6.2 The need and scope for the preparation of a Design Report shall be determined by the City during the formal consultation stage of the development review process and submitted as part of an application in accordance with Section F.1.19.5. The specific requirements of the Urban Design Report shall be reflective of		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
	individual applications and determined on a case by case basis.		
F.3.2.6.3	F.3.2.6.2 3 The City shall develop Terms of Reference for the preparation of Urban Design Reports.	F.3.2.6.2 The City shall develop Terms of Reference for the preparation of Urban Design Reports.	Renumbering policy.
F.3.2.9.2	F.3.2.9.2 The need and scope for the preparation of an Assessment Report shall be determined by the City in accordance with Schedule I or 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.3.2.9.2 The need and scope for the preparation of an Assessment Report shall be determined by the City in accordance with Schedule I or 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 I.
F.3.2.5.3 (new)	F.3.2.5.3 The City shall require Urban Design or Architectural Guidelines to be submitted as part of a complete application for Draft Plan of Subdivision Applications with a total area greater than two hectares and more than 150 units or 50,000 square metres of gross floor area, unless otherwise determined through the formal consultation process.	F.3.2.5.3 The City shall require Urban Design or Architectural Guidelines to be submitted as part of a complete application for Draft Plan of Subdivision Applications with a total area greater than two hectares and more than 150 units or 50,000 square metres of gross floor area, unless otherwise determined through the formal consultation process.	To provide proposal based criteria for requiring Urban Design or Architectural Guidelines with Control Architect.
F.3.2.11	F.3.2.11.1 Where a request is made by a proponent of a development application to reduce or waive requirements for conveyance of lands for right-of-way dedications, including daylight triangles, as set out in Section C.4.5.2, Schedule C-2 – Future Right-of-Way Dedications, or Section C.4.5.7, proponents may shall be required to	F.3.2.11.1 Where a request is made by a proponent of a development application to reduce or waive requirements for conveyance of lands for right-of-way dedications, including daylight triangles, as set out in Section C.4.5.2, Schedule C-2 – Future Right-of-Way Dedications, or Section C.4.5.7, proponents shall be required to prepare	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 142)	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 142)	
F.3.2.12 (new)	F.3.2.12 Housing Reports The City shall require proponents of development or redevelopment applications which include residential uses to prepare a Housing Report, unless otherwise determined through the formal consultation process, to indicate how the proposal will provide for a mix of unit sizes to accommodate a range of household sizes and income levels in accordance with policies in Chapter B – Communities and Chapter E – Urban Systems and Designations.	F.3.2.12 Housing Reports The City shall require proponents of development or redevelopment applications which include residential uses to prepare a Housing Report, unless otherwise determined through the formal consultation process, to indicate how the proposal will provide for a mix of unit sizes to accommodate a range of household sizes and income levels in accordance with policies in Chapter B – Communities and Chapter E – Urban Systems and Designations.	To provide proposal based criteria for requiring a Housing Report.
F.3.2.13 (new)	F.3.2.13 Neighbourhood Traffic Calming Report The City shall require proponents of development or redevelopment 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 development or redevelopment 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.
F.3.2.14 (new)	F.3.2.14 A Water Well Survey and Contingency Plans The City shall require a Water Well Survey and Contingency Plan as part of a complete application for development or redevelopment on	F.3.2.14 A Water Well Survey and Contingency Plans The City shall require a Water Well Survey and Contingency Plan as part of a complete application for development or redevelopment on	To provide locational criteria for requiring a Water Well Survey and Contingency Plan.

Policy Number	Proposed Change	Proposed New / Revised Policy	Why Change is Required
	lands within 500 metres of the urban boundary or any un-serviced lands within the urban area, unless otherwise determined through the formal consultation process.	lands within 500 metres of the urban boundary or any un-serviced lands within the urban area, unless otherwise determined through the formal consultation process.	
F.3.2.15 (new)	F.3.2.15 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.3.2.15 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.
F.3.2.16 (new)	F.3.2.16 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.3.2.16 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.3.2.17	F.3.2.17 Zoning Compliance Reviews	F.3.2.17 Zoning Compliance Reviews	To provide proposal based criteria for requiring a Zoning Compliance Review.
F.3.2.17.1	F.3.2.17.1 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.3.2.17.1 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.	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.

Policy Number	Proposed Change	Proposed New / Revised Policy	Why Change is Required
F.3.2.17.2	F.3.2.17.2 A Zoning Compliance Review 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.3.2.17.2 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.
F.3.2.12.1	F.3.2.12.1 28 Other Technical Studies	F.3.2.18 Other Technical Studies	Renumbering
F.3.2.12.1	F.3.2.12.1 28 In addition to the studies identified in Section F.1.19 – Complete Application Requirements and Formal Consultation, and Sections F.3.2.1 to F.3.2.9, inclusive, the City may require technical studies to be submitted as part of the <u>Planning Act, R.S.O., 1990 c. P.13</u> process. Prior to submission of these technical studies, consultation shall be required with City staff to confirm the contents for and the criteria to be used in the technical studies.	F.3.2.18.1 In addition to the studies identified in Section F.1.19 – Complete Application Requirements and Formal Consultation, and Sections F.3.2.1 to F.3.2.9, inclusive, the City may require technical studies to be submitted as part of the <u>Planning Act, R.S.O., 1990 c. P.13</u> process. Prior to submission of these technical studies, consultation shall be required with City staff to confirm the contents for and the criteria to be used in the technical studies.	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.

Proposed Schedule “I”

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
1	Affordable Housing Report / Rental Conversion Assessment			✓			✓										✓
2	Aggregate Resource Assessment			✓													
3	Aggregate/Mineral Resource Analysis			✓													
4	Agricultural Impact Assessment		✓			✓				✓				✓			
5	Air Drainage Analysis Brief		✓			✓				✓				✓			
6	Air Quality Study		✓	✓		✓	✓			✓	✓						✓
7	Archaeological Assessment		✓			✓				✓				✓			
8	Channel Design and Geofluvial Assessment		✓			✓						✓					✓
9	Chloride Impact Study				✓			✓				✓					✓
10	Complete Application Compliance Summary / Summary Response to Formal Consultation Comments	✓				✓				✓				✓			
11	Concept Plan	✓				✓				✓							
12	Construction Management Plan											✓					✓
13	Contaminant Management Plan				✓			✓				✓					✓
14	Cost Recovery Agreement	✓				✓				✓							✓
15	Cultural Heritage Assessment – Documentation and Salvage Plan				✓			✓				✓					✓
16	Cultural Heritage 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
17	Cut and Fill Analysis				✓				✓				✓				✓
18	Cycling Route Analysis	✓				✓				✓							
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	✓				✓				✓				✓			

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
35	General Vegetation Inventory	✓				✓				✓				✓			
36	Grading Plan	✓				✓				✓				✓			
37	Housing Report			✓				✓				✓					✓
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				✓				✓				✓				✓

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
55	Ministry of the Environment Conservation and Parks - Environmental Compliance Approval				✓				✓				✓				✓
56	Modern Roundabout and Neighbourhood Roundabout Analysis				✓				✓				✓				
57	Neighbourhood Traffic Calming Options Report		✓				✓				✓				✓		
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				✓				✓				✓				
71	Restoration Plan				✓				✓				✓				✓
72	Right of Way Impact Assessment			✓				✓				✓				✓	
73	Roadway/Development Safety Audit				✓				✓				✓				

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
74	School Accommodation Issues Assessment				✓				✓								
75	School and City Recreation Facility and Outdoor Recreation/Parks Issues Assessment				✓				✓				✓				
76	Servicing Plan				✓				✓	✓					✓		
77	Shoreline Assessment Study/Coastal Engineers Study		✓				✓				✓				✓		
78	Site Lighting Plan												✓				✓
79	Site Plan and Floor Plans												✓				
81	Slope Stability Study and Report		✓				✓				✓			✓			
82	Soil Management Plan												✓				✓
83	Soils/Geotechnical Study			✓				✓		✓				✓			
84	Species Habitat Assessment		✓				✓				✓			✓			
85	Storm Water Management Report/Plan and/or update to an existing Storm Water Management Plan	✓				✓				✓				✓			
86	Sub-watershed Plan and/or update to an existing Sub-watershed Plan				✓				✓				✓				
87	Sun/Shadow Study			✓				✓				✓				✓	
88	Survey Plan (Real Property Report)	✓				✓				✓				✓			
89	Transit Assessment	✓				✓				✓							
90	Transportation Demand Management Options Report				✓			✓				✓				✓	
91	Transportation Impact Study	✓				✓						✓					✓
92	Tree Management Plan/Study (City-owned trees and / or within 3 metres of ROW)	✓				✓				✓				✓			

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
94	Tree Protection Plan (Private trees)	✓				✓				✓				✓			
95	Urban Design or Architectural Guidelines and Architectural Control											✓					
96	Urban Design Report/ Brief			✓				✓				✓				✓	
97	Vibration Study		✓				✓				✓				✓		
98	Visual Impact Assessment		✓	✓			✓	✓			✓	✓			✓	✓	
99	Water and Wastewater Servicing Study	✓				✓				✓				✓			
100	Watermain Hydraulic Analysis							✓		✓				✓			
101	Water Well Survey and Contingency Plan		✓				✓				✓				✓		
102	Wildland Fire Assessment (OPA 167)											✓					✓
103	Wind Study			✓				✓				✓				✓	
104	Zoning Compliance Review					✓				✓				✓			
105	3D Model			✓				✓				✓				✓	

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

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

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