

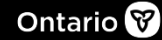
City of Hamilton Draft Framework for Processing and Evaluating Urban Boundary Expansion Applications (City Wide)

Presentation to the Development
Industry Liaison Group

November 18, 2024

New Provincial Planning Statement, 2024

MINISTRY OF MUNICIPAL AFFAIRS AND HOUSING



ontario.ca/PPS

Provincial Policy Statement, 2020

Under the *Planning Act*

PROVINCIAL PLANNING STATEMENT, 2024

Under the *Planning Act*

A Place to Grow

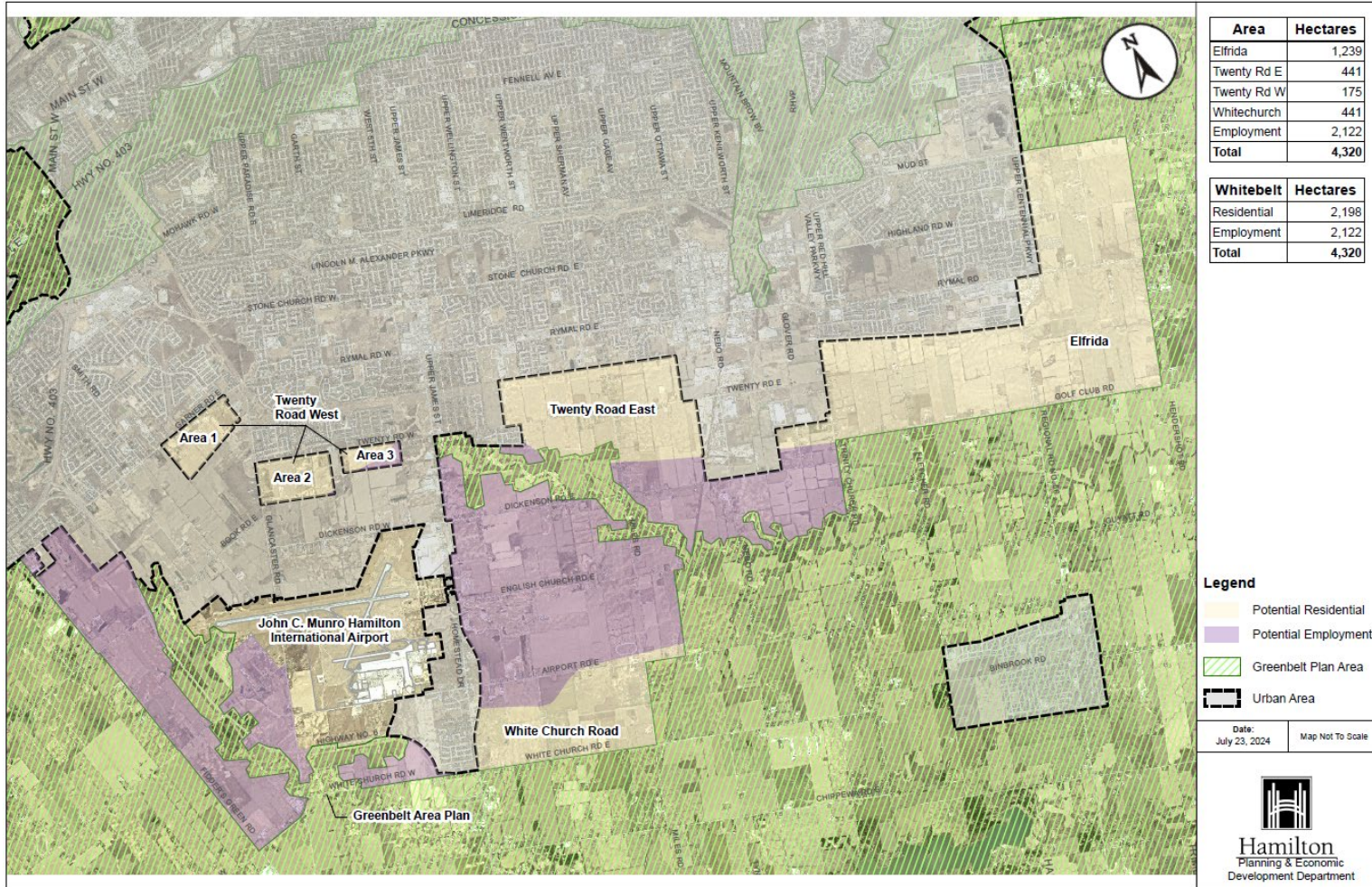
Growth Plan for the Greater Golden Horseshoe

Office Consolidation 2020

[Ontario.ca/growthplanning](https://ontario.ca/growthplanning)



Potential Urban Expansion Areas under the Provincial Planning Statement



Area	Hectares
Elfrida	1,239
Twenty Rd E	441
Twenty Rd W	175
Whitechurch	441
Employment	2,122
Total	4,320

Whitebelt	Hectares
Residential	2,198
Employment	2,122
Total	4,320

Provincial Planning Statement, 2024

- Came into effect on October 20, 2024
- Removed Municipal Comprehensive Review requirement for Urban Boundary Expansions and Employment Conversions.
- This combined with the *Planning Act* changes in Bill 185 allow landowners to submit Official Plan Amendment applications for urban boundary expansions at any time and with no limit on the size of a boundary expansion provided it is outside of the Greenbelt Plan area.
- The Provincial Planning Statement, 2024 states municipalities shall consider certain criteria for expanding a settlement area including: whether there is a need for additional land to accommodate an appropriate range and mix of land uses; if there is sufficient infrastructure capacity available or planned; and general avoidance of expansions into prime agricultural areas.

Rationale for Establishing a Framework

- The approval of Bill 185 combined with the Provincial Planning Statement will remove the protective barrier around the city's no urban expansion growth strategy.
- Note that Bill 185 also removed the City's ability to require Formal Consultation and restricts 3rd party appeals for Development Applications.
- Urban boundary expansion applications will be forthcoming despite policies in Hamilton's Official Plans.
- The City's Official Plans are not setup to identify what these applications should look like.
- The framework relates to application completeness and quality and does not replace or compromise council's no urban boundary expansion growth strategy.
- The framework creates a clear transparent process in how the City receives and processes these applications.
- Planning staff will have the information necessary to provide a clear professional recommendation to Council.

Draft Framework Components

Part A – Submission Requirements

- Sets out what technical plans and studies must be submitted as part of an urban boundary expansion application.
- Urban boundary expansion applications are unique from typical *Planning Act* development applications and not contemplated in the Urban Hamilton Official Plan or Rural Hamilton Official Plan.
- This part of the Draft Framework identifies new plans and studies not currently identified in the Official Plans including: a Housing Assessment and Emergency Services Assessment.
- The submission requirements were developed in collaboration with various City Departments as well as Dillon Consulting who was retained to provide additional technical expertise of the identified submission requirements.

A

Establishes Urban Boundary Expansion Submission Requirements

Part A outlines the specific plans and technical studies required for any urban boundary expansion application. These include existing requirements found in the City's Official Plans and new requirements specifically designed for urban boundary expansion applications, like a Housing Needs Assessment and an Emergency Services Assessment.



Required Submissions:



Growth Allocation -
Housing Assessment
Report



Fiscal Impact
Assessment



Energy and Climate
Change Assessment
Submission



Public
Engagement



Subwatershed
Study



Concept
Plan

Draft Framework Components

B

Key Considerations

Part B outlines the factors the City will consider when evaluating urban boundary expansion applications to ensure a comprehensive and rigorous review process. The key considerations are informed by the Planning Act, the Provincial Planning Statement and the goals and objectives of the Urban Hamilton Official Plan and Rural Official Plan.



Considerations for Assessing Applications:



Growth Allocation

Does the expansion application contribute to sustainable urban growth?
Does it impact the City's planned intensification within the built up area?



Climate Change

How does the application address the City's climate change objectives?
What strategies are included to promote sustainable transportation, energy-efficient buildings, and climate resilience?



Natural Hazards

Are potential natural hazards such as flooding sufficiently addressed to ensure the safety of future residents?



Transportation Systems

Are there plans to connect the development to the city's existing and planned transportation infrastructure? Do these plans prioritize active transportation, public transit, and efficient road networks?



Natural Heritage and Water Resources

What measures are proposed to protect and enhance natural heritage features and water resources?



Cultural Heritage Resources

What is the plan to identify and protect cultural heritage resources in the area?

Land Use Compatibility

How will the proposed land uses in the application avoid and protect nearby sensitive land uses, such as prime agricultural land, significant wildlife habitat, or wetlands? Will the application create any land use conflict with existing or planned uses?



Infrastructure and Public Service Facilities

How will the proposal's infrastructure and public services requirements impact the city's current servicing capacity, transportation networks, and emergency services?



Municipal Finance

How does the application ensure financial sustainability for the City of Hamilton, taking into account the costs of infrastructure, public services, and the overall impact on the City's finances?



Complete Communities

What is the vision for creating a complete community within the proposed development area? What mix of land uses, housing options, community facilities, and public spaces are proposed to promote social equity, quality of life, and a sense of belonging?



Agricultural System

Does the expansion application prioritize development on non-prime agricultural lands, minimizing impacts on prime agricultural areas and specialty crop areas?



Draft Framework Components

C Outlines a Clear Process for Submission, Review, and Public Engagement

Part C details the process for submitting an urban boundary expansion application for review. Importantly, it outlines the enhanced public and Indigenous community consultation requirements the City has added beyond the minimum legal requirements, including notification methods, and ways to review the applications. It sets out a process in which the City would consider urban boundary expansion applications within the 120 day time frame required by the Province.



Increased public notification and consultation requirements include:

- Early engagement with the public, First Nations, and Indigenous communities;
- Wider mail out circulation and additional notice signs;
- A City held Open House; and,
- Making all application materials public through the City's website.

Council Direction

- Direction for staff to use the Draft Framework until it is finalized into Official Plan Policy
- Direction for extensive public and stakeholder consultations
- Specific Motion respecting the scope of the Financial Impact Analysis

“That staff be requested to work with the assigned consultant to the Draft Framework for Processing and Evaluating Urban Boundary Expansion Applications under the proposed Provincial Planning Statement to ensure that the financial assessment of infrastructure extensions into greenfield areas (i.e. urban boundary expansion areas) compared to upgrades or renewals within our existing urban boundary accounts for the costs on a per hectare basis and the opportunities to generate additional property tax revenue via the enrichment of adjacent assessment property values.”

Next Steps

- The Planning Division is undertaking consultation through November into early December on the Draft Framework. The Committee can provide verbal comments now and/or provide written comments on the Draft Framework by December 6, 2024
- All feedback received, including from Advisory Committees of Council, will be included a summary engagement report and posted online
- Final Recommendation Report incorporating the Framework into Official Plan policy targeted for Q1, 2025.

DILG Discussion Questions

Part A - Are the submission requirements for Urban Boundary Expansion Applications clear?

Part A – Any specific comments on the Financial Impact Analysis and direction from Council regarding per hectare financial comparisons?

Part C - Any suggestions on the application notification and review process set out under the Draft Framework?