

### Chronology of Land Use Planning Applications and Decisions pertaining to the Proposed Minister’s Zoning Order lands

November 2, 2006	<a href="#">Ontario Municipal Board (OMB) Decision 3080</a> , is issued permitting the City to move ahead with establishing an Airport Employment Growth District Study Area.
October 13, 2010	City of Hamilton passed <a href="#">By-Law No. 10-287</a> and <a href="#">Zoning By-Law No. 10-288</a> approving the Airport Employment Growth District Secondary Plan, including the Twenty Road West lands. The decision was appealed, and the appeals were divided into three phases.
June 1, 2012	<p><a href="#">OMB Decision on Phase 1 of the Appeals Issued</a>, upholding a settlement that was reached. The settlement agreed on the following:</p> <ol style="list-style-type: none"> <li>1. There will be no residential land use designations within the Airport Employment Growth District study area;</li> <li>2. Discussions on residential uses would only be permitted in the context of determining suitability of lands for employment purposes within the proposed Airport Employment Growth District Secondary Plan area;</li> <li>3. If the Ontario Municipal Board chooses to designate lands for employment uses within the Airport Employment Growth District study area, then the parties will not agree these same lands should be residential in the context of the Ontario Municipal Board hearings respecting the Rural Hamilton Official Plan and Urban Hamilton Official Plan which are under appeal; and,</li> <li>4. The determination of retail commercial uses will be argued in subsequent phases of the hearing.</li> </ol>
July 3, 2013	<a href="#">OMB Decision on Phase 2 of the Appeals Issued</a> , confirming that 555 hectares of employment lands were needed to meet the 2031 employment forecast.
April 10, 2015	<a href="#">OMB Decision on Phase 3 of the Appeals Issued</a> , upholding a settlement that was reached, removing lands abutting Twenty Road West from the Airport Employment Growth District, and returning them to their previous designation under the Rural Hamilton Official Plan. It was intended this would provide the City with an opportunity to complete the Municipal Comprehensive Review Process, including a review of these lands.
August 8, 2018	Official Plan Amendment (UHOPA-18-016), Zoning By-law Amendment (ZAC-18-040) and Draft Plan of Subdivision application (25T-201807) were submitted to establish an industrial subdivision on lands within the Airport Employment Growth District Secondary Plan area.

	<p>In November 2022 a file closure letter was issued by the City due to inactivity on the file. The applicant responded promptly, requesting the applications remain open. No further progress has been made, and the applications remain active.</p>
<p>November 20, 2019</p>	<p><a href="#">Report GRIDS2 and Municipal Comprehensive Review – Consultation Update and Employment Land Review PED17010(f)</a> was presented to and received by <a href="#">General Issues Committee</a>.</p> <p>The landowner submitted a request to have a portion of the lands within the Airport Employment Growth District considered for conversion from employment to residential uses. The evaluation of the lands was deferred to provide an opportunity to review the request in conjunction with the potential urban boundary expansion.</p>
<p>January 13, 2020</p>	<p>Official Plan Amendment Application (UHOPA-20-011) was submitted to amend the Urban Hamilton Official Plan and facilitate future urban boundary expansion applications.</p>
<p>August 12, 2020</p>	<p>Three Official Plan Amendment Applications (UHOPA-20-018, UHOPA-20-019, UHOPA-20-020) were submitted to add lands to the urban boundary. These applications were not presented to Planning Committee, due to the decision on the previous application (UHOPA-20-011).</p>
<p>September 9, 2020</p>	<p>An Ontario Land Tribunal appeal (OLT-22-002552) was filed to recover fees paid for the submission of Official Plan Applications (UHOPA-20-018, UHOPA-20-019, UHOPA-20-020). <a href="#">The appeal was settled in August of 2023 and 50% of the fees returned.</a></p>
<p>October 6, 2020</p>	<p><a href="#">Planning Committee Meeting</a> to consider UHOPA-20-011 and <a href="#">Staff Report PED20163</a>. The application was refused by Planning Committee, and the decision was appealed to the Ontario Land Tribunal (<a href="#">OLT-22-002552</a>).</p> <p>The appeal was subsequently <a href="#">withdrawn</a> (September 12, 2023), after the lands were added to the Urban Boundary by the Province. The lands have since been removed with Bill 150.</p>
<p>November 19, 2021</p>	<p><a href="#">'No Urban Boundary Expansion' growth scenario was approved</a> by Council.</p>
<p>April 20, 2022</p>	<p><a href="#">The Employment Land Review, including deferred requests was presented to and approved by Council.</a></p> <p><a href="#">Report (PED17010(p))</a>, highlighted that the Land Needs Assessment found a small surplus of approximately 60 hectares of Employment Land area City-wide, providing limited flexibility to convert specific areas to allow for non-employment uses. It also noted that this surplus is predicated on a very efficient use of the existing land and building supply and there are several</p>

	factors that could shift the current balance into a shortage position.
June 8, 2022	<p>Urban Hamilton Official Plan Amendment No. 167, Municipal Comprehensive Review (Phase 1) – Urban Conformity was adopted by Council.</p> <p>On June 27, the Official Plan Amendment and required materials were submitted to the Minister of Municipal Affairs and Housing. The materials were posted to the Environmental Registry of Ontario for Comment from September 8 – October 8, 2022.</p>
November 4, 2022	<p><a href="#">Urban Hamilton Official Plan, Official Plan Amendment 167 Municipal Comprehensive Review (Phase 1) - Urban Conformity approved with modifications by MMAH.</a></p> <p>The modifications included the expansion of the urban boundary, including the Twenty Road West Lands.</p>
November 29, 2022	<a href="#">Report PED21067(c)</a> was presented to <a href="#">Planning Committee</a> providing details regarding the MMAH decision.
March 21, 2023	<p><a href="#">Report PED21067(d)</a> sought direction on how to move forward with secondary planning work for Urban Expansion Areas.</p> <p>Draft <a href="#">Secondary Plan Guidelines for Urban Expansion Areas</a> were created.</p>
July 11, 2023	<a href="#">Report PED23144</a> recommended the approval of <a href="#">Official Plan Amendment 185</a> to implement the Urban Expansion Areas secondary planning policy framework, and endorsed final Secondary Planning Guidelines for Urban Expansion Areas
October 6, 2023	<p>The <a href="#">Airport Master Plan</a> was approved at <a href="#">Airport Sub-Committee Meeting</a>.</p> <p>The Airport Master Plan included updated Noise Exposure Forecast Contours, which differ from those found in the Urban Hamilton Official Plan. The plan recommends updating the Noise Exposure Forecast Contours found in the Urban Hamilton Official Plan.</p>
October 23, 2023	<p>The Ministry of Municipal Affairs and Housing announced the intention to reverse the modifications made to the Rural Hamilton Official Plan (Official Plan Amendment 34) and the Urban Hamilton Official Plan (Official Plan Amendment 167).</p> <p>A letter providing further clarification was received November 2, 2023.</p>
November 14, 2023	<a href="#">Staff Report PED23252 presented to Council</a> in response to the recent MMAH announcement and Letter.

	The report recommended reconfirming the City’s position and support for Urban Hamilton Official Plan Amendment No. 167 as adopted in June of 2022, with minor changes to improve clarity or conformity with Provincial policies.
November 21, 2023	An Official Plan Amendment Application for the creation of the Upper West Side Secondary Plan was received.
December 6, 2023	<p>Planning Statute Law Amendment Act, 2023 (Bill 150) received Royal Assent.</p> <p>Bill 150 reversed all but 3 modifications made by the Ministry of Municipal Affairs and Housing to Urban Official Plan Amendment No. 167, maintaining the previous urban boundary.</p>
December 8, 2023	<p>A Notice of Incomplete Application was issued regarding the Official Plan Amendment application to establish the Upper West Side Secondary Plan.</p> <p>An amended/ updated application was received on December 14, 2023, and a second Notice of Incomplete Application was issued. On January 16, 2024, an appeal was submitted to the Ontario Land Tribunal regarding the completeness of the application.</p>
March 21, 2024	<p>An Official Plan Amendment application was submitted to decrease the City’s intensification target from 80% to 60% and to amend the City’s Noise Exposure Forecast contour polices to allow sensitive uses beyond the 28+ contour.</p> <p>The application was deemed incomplete. The applicant submitted an appeal to the Ontario Land Tribunal.</p>
December 17, 2024	The Upper West Side Landowners Group submitted a request to Mayor Horwath requesting the City’s support of a proposed Minster’s Zoning Order.