



## City of Hamilton Report for Consideration

**To:** Chair and Members  
Planning Committee

**Date:** April 8, 2025

**Report No:** PED24109(b)

**Subject/Title:** Official Plan Amendment and Final Framework for  
Processing and Evaluating Urban Boundary  
Expansion Applications

**Ward(s) Affected:** City Wide

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### Recommendations

- 1) That the Urban Hamilton Official Plan Amendment, attached as Appendix A to Report PED24109(b), to establish a policy Framework for Processing and Evaluating Urban Boundary Expansion Applications, **BE APPROVED** on the following basis:
  - a) That the Draft Official Plan Amendment, attached as Appendix A to Report PED24109(b), which has been prepared in a form satisfactory to the City Solicitor, be enacted by Council;
  - b) That the proposed Official Plan Amendment is consistent with the Provincial Planning Statement (2024) and conforms to the Greenbelt Plan; as amended;
- 2) That the Rural Hamilton Official Plan Amendment attached as Appendix B to Report PED24109(b), to establish a policy Framework for Processing and Evaluating Urban Boundary Expansion Applications, **BE APPROVED** on the following basis:
  - a) That the Draft Official Plan Amendment, attached as Appendix B to Report PED24109(b), which has been prepared in a form satisfactory to the City Solicitor, be enacted by Council;

- b) That the proposed Official Plan Amendment is consistent with the Provincial Planning Statement (2024) and conforms to the Greenbelt Plan; as amended;
- 3) That the Final Framework for Processing and Evaluating Urban Boundary Expansion Applications, attached as Appendix C to Report PED24109(b), **BE APPROVED**; and,
- 4) That the Terms of Reference for the following submission technical submission materials **BE APPROVED**;
- a) Subwatershed Study (Phase 1) (Urban Boundary Expansion Application), attached as Appendix F to Report PED24109(b);
- b) Energy and Climate Change Assessment Report (Urban Boundary Expansion), attached as Appendix F1 to Report PED24109(b);
- c) Housing Assessment (Urban Boundary Expansion), as Appendix F2 to Report PED24109(b)
- d) Financial Impact Analysis (Urban Boundary Expansion), attached as Appendix F3 to Report PED24109(b)
- e) Emergency Services Assessment (Urban Boundary Expansion), attached as Appendix F4 to Report PED24109(b);
- f) School Accommodation Issues Assessment (Urban Boundary Expansion), attached as Appendix F5 to Report PED24109(b); and,
- g) Concept Plan (Urban Boundary Expansion), as Appendix F6 to Report PED24109(b).

## Key Facts

- The purpose of this report is to seek approval of the final Framework for Processing and Evaluating Urban Boundary Expansion Applications (Framework) together with Official Plan Amendments and Terms of References to implement the Framework.
- The recommended Framework builds upon the Draft Framework for Processing and Evaluating Urban Boundary Expansions (Draft Framework) approved by City Council on August 16, 2024, and has been refined based on extensive consultation with the external review agencies, the public and Indigenous communities.
- Through staff's recommended amendments to the City's Urban and Rural Hamilton Official Plan and creation of new Terms of References for submission requirements, the recommended Framework establishes new requirements

within both Official Plan's ensure that any urban boundary expansion application is carefully assessed against the City's priorities by:

- Establishing clear submission requirements by identifying the required technical plans and studies that must accompany any urban boundary expansion application.
- Prioritizing key considerations that matter to Hamilton by establishing a set of considerations for the City's rigorous review process, addressing issues such as impacts on farmland, infrastructure capacity and costs, and financial viability.
- Outlining a clear process for submission, review, and public and Indigenous engagement for any urban boundary expansion application, going beyond the minimum requirements of the *Planning Act*.

## Financial Considerations

Financial considerations associated with urban boundary expansion applications, including application fees, staffing implications and costs associated with Ontario Land Tribunals hearings are discussed in Report PED24109. Specific to application fees, Council approved a new graduated fee structure that increases based on the area of the proposed expansion area. The new fees were calculated based on the principle of full cost recovery and with input from City departments on anticipated time spent reviewing expansion applications. It is important to note that in determining the cost of processing applications the City cannot incorporate "adversarial matters" like Ontario Land Tribunal appeals. Staff will be monitoring time spent on processing urban boundary expansion applications to ensure they are reflective of the staff time it takes to process this type of application.

There are no financial considerations associated with this report.

## Background

### Provincial Planning Statement and Bill 185

In 2024, the Province enacted significant policy and legislative changes impacting when and how urban boundary expansion matters are considered and approved through the adoption of the Provincial Planning Statement and Bill 185, *Cutting Red Tape to Build More Homes Act, 2024*. Specifically, these changes:

- Removed Provincial policy requirements that municipalities must undertake a municipal comprehensive review before considering urban boundary expansions over 40 hectares, opening the door for privately initiated urban boundary expansion applications at any time, size or location provided the lands were outside of the Greenbelt Area; and,

- Amended the *Planning Act* to allow applicants to appeal Council's refusal or non-decision on urban boundary expansion applications to the Ontario Land Tribunal.

On May 17, 2024, City Council adopted staff's submission to the Province raising concerns with these changes and provided direction for staff to develop and report back with recommendations on a framework for processing and evaluating urban boundary expansion applications through Report PED23145(a).

### **Draft Framework for Processing and Evaluating Urban Boundary Expansion Applications**

In response to these Provincial changes, Planning Division staff prepared the Draft Framework with input from other City Departments and Dillon Consulting who provided technical guidance on suitable submission requirements based on the new Provincial Planning Statement. The Draft Framework was submitted to Planning Committee through Report PED24109 which adopted the following recommendations on August 13, 2024:

- “(a) That the Draft Framework for Processing and Evaluating Urban Boundary Expansion Applications, attached in Appendix “A” to Report PED24109, be used by staff in reviewing Official Plan Amendment urban boundary expansion applications until established in the Urban and Rural Official Plans through Official Plan Amendments, be APPROVED;
- (b) That Council direct Planning and Economic Development staff to:
  - (i) That city Planning staff be directed to prepare a public consultation and engagement report for a future Planning Committee meeting;
  - (ii) consult on the Draft Framework for Processing and Evaluating Urban Boundary Expansions, attached in Appendix “A” to Report PED24109; and,
  - (iii) prepare for Council's consideration Official Plan Amendments to the Urban Hamilton Official Plan and Rural Hamilton Official Plan to establish the Official Plan Amendment Submission Requirements, Evaluation and Locational Considerations, and Application Submission and Review Process for urban boundary expansions.
- (c) That Council direct Planning and Economic Development staff to establish a new team within the Planning and Economic Development Department to be funded in 2024 from the Development Fees Stabilization Reserve Account No. 110086, and through development application fees starting in 2024, for the coordinated review of urban boundary expansion applications, Ontario Land Tribunal appeals, and implementation of planning and related work should an Official Plan Amendment urban boundary expansion application be approved;

- (d) That Council authorizes \$1,500,000 be added to the tax supported Official Plan OLT Appeals Capital Budget (8142455800) as part of the 2025 budget process;
- (e) That the amending By-law to By-law No. 12-282 (Tariff of Fees), as amended, attached as Appendix “C” to PED24109, to establish new fees for an Official Plan Amendment application for urban boundary expansions be APPROVED on the following basis:
  - (i) That public notice of the proposal to amend the Tariff of Fees By-law to establish new fees has been provided in accordance with the City of Hamilton’s Public Notice By-law No. 707-351;
  - (ii) That the draft By-law, attached as Appendix “C” to PED24109, which has been prepared in a form satisfactory to the City Solicitor, be enacted by Council.”

On August 16, 2024, City Council approved the recommendations from Planning Committee above with the following additional direction:

- “(g) 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.”

### **Approval of a Consultation and Engagement Plan**

As directed by City Council, Report PED24109(a) was heard by Planning Committee on October 18, 2024, providing the proposed consultation and engagement plan for soliciting input from the community on the Draft Framework. The plan was prepared with input from the City’s Indigenous Relations staff and Public Engagement Team. The two primary goals of plan were to:

- Inform the community about recent provincial changes that open the door for urban boundary expansions to be made outside of a Municipal Comprehensive Review and the denial of or non-decisions on these applications to be appealed to the Ontario Land Tribunal;
- Consult with the community on specific aspects of the Draft Framework for Processing and Evaluating Urban Boundary Expansion Applications, including:
  - How and when the community wants to be notified when an application for urban boundary expansion is made;
  - How and when the community will provide their input, within the

mandated decision timelines for Official Plan Amendments under the *Planning Act* on urban boundary expansion applications once received; and,

- The information or additional studies that should be required as part of the urban boundary expansion applications.

With respect to Indigenous communities, the Consultation and Engagement Plan is focused on asking exactly how they want to participate in the City’s processing of privately initiated urban boundary expansion applications.

### Urban Boundary Expansion Applications Received to Date

To date, the City has received three applications and one proposed Minister’s Zoning Order request from landowners seeking urban boundary expansion applications. The location of these applications is identified in Appendix D to Report PED24109(b).

Area	Applicant	Status
Twenty Road West Lands	Upper West Side Landowners Group	<p>Three Official Plan Amendment applications in August 2020 to bring lands within Area 2 and Area 3 of the Twenty Road West lands into the urban area.</p> <p>The applications were appealed by the applicant to the Ontario Land Tribunal for Lack of Decision on June 27, 2024. City Council subsequently provided direction to oppose the applications on November 27, 2024. A Case Management Conference was held on January 14, 2025, and an eight week merit hearing is scheduled from April 13, 2026, to June 5, 2026.</p>
Elfrida Lands	Elfrida Community Builders Group Inc.	<p>The City of Hamilton received the application on November 20, 2024, and deemed the application incomplete on December 19, 2024. Following the submission of additional materials the application was deemed complete on March 18, 2025.</p> <p>The statutory public meeting has been scheduled for a special meeting of Planning Committee on June 25, 2025.</p>

159/163 Sulphur Springs Road (within Greenbelt Area)	Mizrahi Developments	<p>The application was received on December 19, 2024, and deemed incomplete on January 15, 2025.</p> <p>The proposal does not conform to the Niagara Escarpment Plan which is part of the Greenbelt Area. As a result, City staff have requested that the applications be withdrawn.</p>
White Church Lands	White Church Landowner Group	<p>The application was deemed complete on March 4, 2025, and is currently under review.</p> <p>The statutory public meeting has been scheduled for a special meeting of Planning Committee on June 25, 2025.</p>

For the Area 2 and 3 of the Twenty Road West lands, the Mayor also received a request from the Upper West Side Landowners Group on December 17, 2024, to support a proposed Minister’s Zoning Order request which would allow urban residential development within this area. On February 12, 2025, City Council approved the recommendations of Report PED25046 stating that the City does not support this request.

In addition, staff note that the City has received two Secondary Plan applications for Area 2 and 3 of the Twenty Road West lands and White Church lands which are outside of the urban boundary. Both applications, which have been deemed incomplete, were submitted shortly before the Province adopted Bill 150, *Planning Statute Law Amendment Act* which deemed the Province’s previously imposed urban boundary expansions to have never had occurred.

## 1. Policy Implications and Legislative Requirements

### 1.1 Provincial Planning Statement

The Provincial Planning Policy framework is established through the *Planning Act* (Section 3) and the Provincial Planning Statement. It provides municipal governments with the direction and authority to guide development and land use planning through official plans, secondary plans, and zoning by-laws. The *Planning Act* requires that all municipal land use decisions affecting planning matters be consistent with policy statements and plans issued by the province. The Provincial Planning Statement represents minimum standards and allows municipalities to be more restrictive provided it does not conflict with any other Provincial policy.

Section 2.3 of the Provincial Planning Statement establishes general policies for settlement areas and settlement area boundary expansions. The recommended Urban and Rural Hamilton Official Plan Amendments are consistent with the Provincial Planning Statement.

## **1.2 Greenbelt Plan & Niagara Escarpment Plan**

The majority of rural lands in Hamilton are within the Provincial Greenbelt Plan and Niagara Escarpment Plan, forming part of the Greenbelt Area. An Official Plan Amendment application to bring lands within the Protected Countryside designation of the Greenbelt Plan or any non-urban designation in the Niagara Escarpment Plan is not permitted under these Provincial Plans. As illustrated in Appendix D to Report PED24109(b), there are 4,320 hectares of land outside of the urban boundary and outside of the Greenbelt Plan which may be considered for urban expansion under Provincial policy and plans. This area is referred to as the white belt.

Provincial legislation directs the Province to undertake 10 year reviews of both the Greenbelt Plan and Niagara Escarpment Plan. At this time, the Province has not released information on when these reviews will begin and what will be within the scope of the review.

The recommended City initiated Urban and Rural Hamilton Official Plan Amendments conform to the Greenbelt Plan and Niagara Escarpment Plan.

## **1.3 Urban Hamilton Official Plan**

The Urban Hamilton Official Plan implements a no urban boundary expansion growth strategy, directing all urban population and employment growth forecasted in the Official Plan to the year 2051 to lands within the existing urban boundary.

The Urban Hamilton Official Plan does not contemplate, nor support privately initiated urban boundary expansion applications which, under the new Provincial Planning Statement and recent amendments to the *Planning Act* through Bill 185, are no longer subject to a municipal comprehensive review and may be appealed to the Ontario Land Tribunal. As a result, a policy framework is required in the Urban Hamilton Official Plan to consider and assess these applications.

It is important to note that the recommended Urban Hamilton Official Plan Amendment in this report does not move away from the no urban boundary expansion growth strategy, which was recently reaffirmed by City Council on November 22, 2023. Rather, as a direct result of the recent Provincial legislative and policy changes, the recommended Urban Hamilton Official Plan Amendment policies would require that any urban boundary applications received:



- Consider and assess broader design, intensification, land use compatibility, environmental, climate change and financial implications to the City to ensure high quality applications; and,
- Require enhanced notification of, and consultation with, the public and Indigenous communities.

In addition to updating the Urban Hamilton Official Plan to implement the requirements of the Framework, amendments are also recommended to:

- Remove/update references to the Provincial Policy Statement and Growth Plan for the Greater Golden Horseshoe which have been repealed and replaced by the Provincial Planning Statement;
- Update the Official Plan policies related to Secondary Planning for urban expansion areas to reflect the Framework; and,
- Recognize that privately initiated urban boundary expansion applications may be approved in the future, introducing policies respecting the phasing, timing, and financing of the infrastructure required to develop those lands to ensure that they align with the Official Plan policies supporting residential intensification and financial sustainability, among others.

Rationale for each recommended amendment to the Urban Hamilton Official Plan is provided in Appendix E to Report PED24109(b).

#### **1.4 Rural Hamilton Official Plan**

The Rural Hamilton Official Plan also has policies that implement a firm urban boundary growth strategy and state that lands shall not be removed from the boundaries of Rural Hamilton and added to the urban area. The recommended Rural Hamilton Official Plan Amendment mirrors the Urban Hamilton Official Plan Amendment and a rationale for each proposed amendment is provided in Appendix E1 to Report PED24109(b).

## **2. Final Framework for Processing and Evaluating Urban Boundary Expansion Applications.**

Staff are recommending Council approve the Framework for Processing and Evaluating Urban Boundary Expansion applications which is provided in Appendix C to Report PED24109(b). Recommend modifications to the Draft Framework are discussed below.

### **2.1 Part A – Submission Requirements**

This part of the Framework sets out what technical plans and studies must be submitted as part of an urban boundary expansion application.

### 2.1.1 Modifications Made to the Draft Framework

Based on the input received through the City's consultation and engagement, Planning staff are recommending the following modifications to the Draft Framework:

- Requiring that applicants show evidence that they have contacted and informed Indigenous communities to discuss their proposal before an urban boundary expansion application is deemed complete.
- Approval of specific Terms of References for technical plans and studies required to be submitted as part of urban boundary expansion applications to provide clearer guidance on the City's expectations for these materials.

### 2.1.2 Recommended Official Plan Amendments

The recommended amendments to the Urban and Rural Hamilton Official Plan would establish the submission requirements identified in the Framework as being required prior to deeming an application complete. By specifying these requirements in the Official Plans, the City is in a better position to defend its decision to deem an application incomplete that does not include these materials.

## 2.2 Part B - Evaluation and Locational Considerations

Building upon the Provincial Planning Statement, the City's Urban and Rural Official Plan as well as recent work undertaken through the City's Growth Related Integrated Development Strategy (GRIDS 2) and Municipal Comprehensive Review, this part of the Framework sets out thematic considerations to be used by applicants in preparing an urban boundary expansion application and City staff to assess them.

Through the engagement on the Draft Framework, staff received many comments that urban boundary expansion applications need to assess and consider a wide array of considerations including financial sustainability, climate change, meeting our housing needs and protection of both agricultural and natural areas. Staff have reviewed these comments against Part B of the Framework and recommend the following changes to the Draft Framework:

- Adding a Process and Transparency theme which considers whether the applicant has undertaken early consultation with the public, stakeholders, and Indigenous communities.
- Adding a consideration under the Growth Allocation theme of whether the proposed expansion would have a positive impact on housing affordability within the City.
- Adding a consideration of the ecological services value of natural heritage features within the expansion area.
- Adding a consideration of whether the proposed expansion includes measures that would strengthen protection of biodiversity.

### **2.3 Part C - Application Submission and Review Process**

This part of the Framework sets out in detail how urban boundary expansion applications will be processed from preliminary discussions with landowners to what happens after an Ontario Land Tribunal decision.

The Framework has been updated to reference the recommended requirement that applicants submit an Indigenous Community Consultation Summary and Comment Response as part of any urban boundary expansion application.

With respect to notification of urban boundary expansion applications, staff are not recommending any changes to the requirements which were included in the Draft Framework:

- Providing written notice of the application being deemed complete and of the statutory public meeting to every owner of land within the urban expansion area and within 400 metres of the subject lands.
- Requiring multiple public notice signs be posted on the property with one public notice sign installed approximately every 500 metres of frontage along the public right-of-way surrounding the proposed expansion area and along any right-of-way that bisects the area. Each sign must clearly illustrate the location of the proposed urban expansion area, providing appropriate labels so the size and locational context can be clearly understood. The locations and design of the public notice signs must be approved by the City.
- Posting all application materials on the City of Hamilton's webpage for public review.

The Draft Framework also included sending e-mail notice of urban boundary expansion application matters to the City's Growth Related Integrated Development Strategy (GRIDS2) list. Due to anti-spam and privacy legislative requirements, the City cannot use this e-mail list for updates not related to GRIDS2. Through the City's engagement on the Draft Framework a new urban boundary expansion mailing list has been created in accordance with legislative requirements. The recommended Framework now states that the City will send updates to this mailing list.

### **3. Approval of Terms of References**

The Draft Framework approved by Council in August 2024 referenced a Technical Memo, which the City retained Dillon Consulting Limited to prepare, providing guidance on the scope of plans and studies required to support urban boundary expansions, including a Financial Impact Analysis, Energy and Climate Change Assessment and Subwatershed Study (Phase 1).

Building on this guidance and taking into consideration feedback received through the City's engagement on the Draft Framework, staff have prepared several new Terms of References identified in the Framework for the following submission requirements:

- Subwatershed Study (Phase 1) (Urban Boundary Expansion Application), attached as Appendix F to Report PED24109(b);
- Energy and Climate Change Assessment Report (Urban Boundary Expansion), attached as Appendix F1 to Report PED24109(b);
- Housing Assessment (Urban Boundary Expansion), as Appendix F2 to Report PED24109(b);
- Financial Impact Analysis (Urban Boundary Expansion), attached as Appendix F3 to Report PED24109(b);
- Emergency Services Assessment (Urban Boundary Expansion), attached as Appendix F4 to Report PED24109(b);
- School Accommodation Issues Assessment (Urban Boundary Expansion), attached as Appendix F5 to Report PED24109(b); and,
- Concept Plan (Urban Boundary Expansion), as Appendix F6 to Report PED24109(b).

Approval of the recommended Terms of References will:

- Assist applicants with understanding the purpose of the submission requirement that is required to be part of an urban boundary expansion application.
- Assist staff in determining if an application can be deemed complete.
- Assist staff with the review of submitted urban boundary expansion applications.

### **3.1 Financial Impact Analysis**

In response to the Council motion included in the approval of Report PED24109 respecting the scope of the Financial Impact Analysis, staff retained Dillon Consulting to provide additional guidance on how a comparison of different growth patterns (e.g. greenfield development vs. increased intensification of a built up area) may be incorporated into the Terms of Reference. Dillon Consulting has provided a technical memo (see Appendix M to Report PED24109(c)) which concluded that there is too much variability and uncertainty associated with calculating the per hectare servicing costs of existing built-up areas and uncertainty to provide an accurate comparison to servicing greenfield areas. Dillon Consulting has recommended that as part of the Terms of Reference for the Financial Impact Analysis, the applicant provide a per hectare servicing revenue/cost estimate for the proposed expansion area.

### **3.2 Consideration of Ecological Services Valuation**

The technical memo provided by Dillon Consulting in support of the City's work on the Draft Framework identified that the ecological value of natural heritage features could be considered as part of the broader municipal fiscal implications and impacts of urban boundary expansion applications. This is a concept in where the ecological benefits provided by natural heritage features to humans and the environment are quantified and assigned a dollar value. An example related to municipal infrastructure is to quantify the value wetlands have on the City's storm water management systems.

Neither the Province or the City have created guidelines on how specific fiscal value of features are assessed and calculated. Some Ontario Conservation Authorities, including the Niagara Peninsula Conservation Authority have undertaken natural asset analysis and valuations based on existing natural area mapping. The City of Hamilton is currently applying this approach as part of a Financial Impact Analysis being prepared in support of the City's review of the Airport Employment Growth District Secondary Plan. The findings and outcome of that process will be used by staff as part of any future considerations to establish City wide policies respecting ecological service valuations.

Since there are no established guidelines or criteria available that applicants can refer to at this time, staff are not recommending that applicants be required to provide an ecological dollar value for identified natural heritage features within the proposed expansion area as part of a Financial Impact Analysis. Rather, it is recommended that the Framework include a consideration of the ecological services value of an urban boundary expansion application to ensure that it is assessed and commented on by staff as part of its overall review of an urban boundary expansion application. For example, commenting on the overall water balance for an expansion area and how much rainwater is infiltrated and/or stored. The applicant will be required to identify and map existing natural and hydrologic features through the completion of the Subwatershed Study (Phase 1) which would form the basis of this assessment.

As guidelines and standards around ecological service valuations are developed there may be opportunities for the City to apply an ecological services valuation as part of their assessment as part of a Secondary Planning process.

#### **4. Next Steps**

##### **4.1 Legal Implications to Existing Planning Applications**

Should the recommended Official Plan Amendments be adopted and come into effect, any new urban boundary expansion application would be subject to the new submission and circulation requirements. Staff note that under the *Planning Act* these new Official Plan policies cannot be applied retroactively to an urban boundary expansion application that has been deemed complete. Official Plan Amendment applications that have been deemed incomplete are subject to the Official Plan policies in effect at the time the application has been deemed complete.

##### **4.2 Notification of the Statutory Public Meeting**

In accordance with the *Planning Act* notice of the statutory public meeting to consider the proposed Official Plan Amendments was posted in the Hamilton Spectator on March 28, 2025. In addition, notice of the statutory public meeting has been:

- Shared with residents on the City's urban boundary mailing list.
- Posted on the City's Draft Framework engage Hamilton webpage and the City's webpage which provides information on urban boundary expansions.

## Alternatives

Planning Committee may choose to not approve modifications to the Draft Framework and/or recommended Official Plan amendments enshrining the requirements of the Framework into both the Urban and Rural Hamilton Official Plan. This is not recommended as the recommendations in this report will provide greater clarity and firmer requirements for how the City receives, processes, and assesses urban boundary expansion applications. If the recommendations in this report are not approved staff will continue to use the Draft Frameworks to guide its review of urban boundary expansion applications.

## Relationship to Council Strategic Priorities

1. Sustainable Economic & Ecological Development
  - 1.1. Reduce the burden on residential taxpayers
  - 1.3 Accelerate our response to climate change
  - 1.4 Protect green space and waterways
- 2 Safe & Thriving Neighbourhoods
  - 2.3 Increase the supply of affordable and supportive housing and reduce chronic homelessness
  - 2.4 Make sure people can safely and efficiently move around by food, bike, transit, or car
  - 2.5 Provide vibrant parks, recreation, and public space
- 3 Responsiveness & Transparency
  - 3.3 Prioritize customer service and proactive communication
  - 3.4 Get more people involved in decision making and problem solving

## Previous Reports Submitted

- [PED23145\(a\)](#) – City of Hamilton Comments on Proposed Provincial Planning Statement, 2024
- [PED24109](#) – Draft Framework for Processing and Evaluating Urban Boundary Expansion Applications under the proposed Provincial Planning Statement
- [PED24109\(a\)](#) – Draft Framework for Processing and Evaluating Urban Boundary Expansions – Consultation and Engagement Plan Consultation
- [PED25046](#) - Minister's Zoning Order Request for Twenty Road West and Airport Employment Growth District Lands

## Consultation

### Input from City Departments on the Framework

In preparation of this Report, including the recommended Final Framework, Terms of References and Official Plan Amendments, the following City Divisions were consulted.

- Planning
- Growth Management
- Water and Wastewater Planning & Capital
- Transportation Planning & Parking
- Corporate Asset Management
- Office of Climate Change Initiatives
- Legal and Risk Management Services
- Environmental Services
- Financial Planning Administration and Policy
- Housing Services
- Housing Secretariat
- Corporate Facilities and Energy Management
- Hamilton Water

### **Input from External Review Agencies on the Framework**

The Draft Framework was circulated to external review agencies for comment. The City received comments from several agencies which are included in Appendix G to Report PED24109(b). Staff's responses to external agency comments received are provided in Appendix J to Report PED24109(b).

### **Comments from the Public and Community Groups on the Framework**

To implement Planning Committee's direction to consult with the public and Indigenous communities on the Draft Framework, Planning and Economic Development Department staff with assistance from the Public Engagement Office and Dillon Consulting, implemented the consultation and engagement plan set out in Report PED24109(a).

Further details on the consultation approach and feedback received is included in the Engagement Summary Report attached as Appendix G to Report PED24109(b). The City's consultation included:

<b>Consultation Method</b>	<b>Date(s)</b>	<b>Description</b>
In-Person Open House	November 26, 2024 November 28, 2024 December 3, 2024.	Each open house was a drop-in format, featuring boards with information about the project and opportunities to provide feedback.
Virtual Open House	December 5, 2024	Open house presentation and Q&A hosted via Zoom Webinar with 100 attendees.
Advisory Committee Meetings	October 29, 2024, November 18, 2024, November 21, 2024.	Formal presentations to City of Hamilton Advisory Committees

		detailing the recent provincial policy changes and the draft framework.
<b>Consultation Method</b>	<b>Date(s)</b>	<b>Description</b>
Engage Hamilton Website	November-December 2024	<p>The webpage contained detailed information about the project and avenues to provide feedback. During the engagement period, the webpage received 1,125 unique visitors and one question was submitted via the question form.</p> <p>The Draft Framework was made available on the webpage and through a digital engagement tool participants were able to ask questions and provide comments directly in the document. The PDF was viewed approximately, 6,910 times and 132 comments were made on the Draft Framework.</p>

Through various engagement methods the City received hundreds of comments from the public and community groups which have been summarized in a 'What We Heard' report prepared by Dillon Consulting attached as Appendix G to Report PED24109(b).

Staff have thoroughly reviewed all input received in the formation of this Report and have:

- responded to the key themes and findings in the consultation report in Appendix H to Report PED24109(b);
- responded to specific comments received from both community groups and landowners' groups in Appendix I to Report PED24109(b);
- responded to all questions received from the public in Appendix L to Report PED24109(b).

### **Comments from Indigenous Communities on the Framework**

The City of Hamilton sent project information, invited comments, and offered to meet in-person or virtually to discuss the Draft Framework in detail with potentially affected Indigenous Communities, including:

- Six Nations Elected Council
- Mississaugas of the Credit First Nation



- Haudenosaunee Development Institute
- Huron Wendat First Nation
- Métis Nation of Ontario

Information and invitations to comment were also sent to:

- Hamilton Regional Indian Centre
- Niwasa Kendaawsin Teg

Meetings were held with staff of Six Nations as Elected Council on December 4, 2024, and Mississauga's of the Credit First Nation on December 11, 2024, to discuss the Draft Framework and provide an opportunity for questions. Comments were received on aspects of the Draft Framework and considerations of treaty rights within the process.

Further details on the comments received and staff's response is included in Appendix K attached to Report PED24109(b).

## **Appendices and Schedules Attached**

Appendix A:	Draft Urban Hamilton Official Plan Amendment
Appendix B:	Draft Rural Hamilton Official Plan Amendment
Appendix C:	Framework for Processing and Evaluating Urban Boundary Expansion Applications
Appendix D:	Location of Urban Boundary Expansion Applications Received
Appendix E:	Draft Urban Boundary Expansion Amendment with Rationale
Appendix E1:	Draft Rural Hamilton Official Plan Amendment with Rationale
Appendix F:	Terms of Reference - Subwatershed Study (Phase 1) (Urban Boundary Expansion)
Appendix F1:	Terms of Reference - Energy and Climate Change Assessment Report (Urban Boundary Expansion)
Appendix F2:	Terms of Reference - Housing Assessment (Urban Boundary Expansion)
Appendix F3:	Terms of Reference - Financial Impact Analysis (Urban Boundary Expansion)
Appendix F4:	Terms of Reference - Emergency Services Assessment (Urban Boundary Expansion)
Appendix F5:	Terms of Reference - School Accommodation Issues Assessment (Urban Boundary Expansion)
Appendix F6:	Terms of Reference – Concept Plan (Urban Boundary Expansion)
Appendix G:	Proposed Framework for Processing and Evaluating Urban Boundary Expansion - What We Heard Report with Appendices
Appendix H:	General Public Comments and Responses
Appendix I:	Community Organization and Landowner Group Comments and Responses
Appendix J:	External Review Agency Comments and Responses

Appendix K: Indigenous Community Comments and Responses  
Appendix L: Community Questions and Responses  
Appendix M: Dillon Consulting Technical Memo – Financial Impact Analysis

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**Submitted and  
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