



Hamilton

Concept Plan (Urban Boundary Expansion)

PURPOSE:

This document explains the requirement of a Concept Plan in support of an Official Plan Amendment application seeking expansion to the urban boundary. This Concept Plan is intended to provide a higher level overview of the type and mix of land uses within the proposed expansion area than what is reviewed submitted as part of a Secondary Plan. However, it must provide sufficient information on the proposed total mix and type of uses to inform other technical studies submitted as part of an urban boundary expansion application (specifically the Financial Impact Analysis, Housing Assessment and Functional Servicing Report) as well as provide a visual aid to illustrate the vision for the expansion area.

PREPARED BY:

A Concept Plan (Urban Boundary Expansion) should be prepared by an urban designer, licensed architect (OAA), landscape architect (OALA), Planner (RPP MCIP), or Certified Planning Technician (CPT) with a demonstrated specialization in urban design.

CONTENTS:

Concept Plans (Urban Boundary Expansion) should be drawn to scale and utilize a variety of colour to assist with visualizing how this area may look should the expansion be approved, and the lands are developed and integrated with Hamilton's urban fabric. The following features must be illustrated on Concept Plans (Urban Boundary Expansion):

- A north arrow;
- The boundaries and dimensions of the subject lands;
- The general location of any proposed arterial or collector roads (as identified in the Traffic Impact Study);
- The general location of any natural heritage features, linkages, and watercourses (as identified in the Subwatershed Study (Phase 1));

- If urbanization is proposed to be phased; depiction of each phase area including anticipated time horizon (e.g. 2031-2041, 2041-2051);
- A summary table that identifies:
 - Projected total number and mix (low, medium, high density) of dwellings within the proposed expansion area;
 - Projected population at full build out; and
 - Projected number of schools within the proposed expansion area based on the School Accommodation Assessment (Urban Boundary Expansion);

The Concept Plan (Urban Boundary Expansion Applications) does not need to include the specific location of:

- Low, medium, and high density residential uses;
- Commercial areas; and,
- Public Parks and other public service facilities.

REVIEWED AND APPROVED BY:

- Planning Division, Planning & Economic Development Department
- Applicable Conservation Authority

CONTACT:

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