

Proposed Text Amendments – Urban Hamilton Official Plan Urban Boundary Expansion Application Policies under the Proposed Provincial Planning Statement, 2024

The table below includes all recommended amendments to the Urban Hamilton Official Plan provided in Appendix A to Report PED24109(b) with a rationale summarizing why the specific amendment is recommended. Note that staff's rationale is the same where similar amendments are recommended to the Rural Hamilton Official Plan (see Appendix B to Report PED24109(b)).

~~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 Recommended
Volume 1, Chapter A – Introduction			
A.1.3	<p>A.1.3 Function of the Official Plan</p> <p>This Plan projects a long term vision for the physical <i>development</i> of the City to 2051. The policies provide the direction for managing long term <i>development</i> to achieve social, economic and environmental objectives of the City's vision. The Plan:</p> <ul style="list-style-type: none"> • Implements Our Future Hamilton and the City's Strategic Plan; (OPA 167) • is a legal document whose origin is derived from the <u>Planning Act, R.S.O., 1990 c. P.13</u>; • builds on the concepts of provincial initiatives that support the building of 	<p>A.1.3 Function of the Official Plan</p> <p>This Plan projects a long term vision for the physical <i>development</i> of the City to 2051. The policies provide the direction for managing long term <i>development</i> to achieve social, economic and environmental objectives of the City's vision. The Plan:</p> <ul style="list-style-type: none"> • Implements Our Future Hamilton and the City's Strategic Plan; (OPA 167) • is a legal document whose origin is derived from the <u>Planning Act, R.S.O., 1990 c. P.13</u>; • builds on the concepts of provincial initiatives that support the building of 	<p>The Provincial Planning Statement rescinded both the Provincial Policy Statement, 2020 and Growth Plan.</p>

	<p>strong communities [such as the Provincial Policy Planning Statement, Growth Plan for the Greater Golden Horseshoe, the Niagara Escarpment Plan]; and, (OPA 167)</p> <ul style="list-style-type: none"> • is one of the key implementation mechanisms for the City's Growth Strategy (GRIDS 2) and other corporate initiatives including Master Plans (Transportation and Infrastructure, Recreational, Parks), the Social Development Strategy, the corporate Energy and Sustainability Policy and the Community Climate Change Action Plan (OPA 167) <p>The Urban Hamilton Official Plan applies to lands within the <i>urban area</i>.</p>	<p>strong communities [such as the Provincial Planning Statement, Niagara Escarpment Plan]; and, (OPA 167)</p> <ul style="list-style-type: none"> • is one of the key implementation mechanisms for the City's Growth Strategy (GRIDS 2) and other corporate initiatives including Master Plans (Transportation and Infrastructure, Recreational, Parks), the Social Development Strategy, the corporate Energy and Sustainability Policy and the Community Climate Change Action Plan (OPA 167) <p>The Urban Hamilton Official Plan applies to lands within the <i>urban area</i>.</p>	
A.2.3	<p>A.2.3 Growth Management – Provincial</p> <p>The Province of Ontario's A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) (Growth Plan), as amended, had set out a vision to 2051 for how and how much growth should occur in The Greater Golden Horseshoe (GGH) is</p> <p>expected to grow by 4.6 million people by 2051 with Hamilton projecting to take a 5.1% share of this GGH growth. (OPA 167)</p> <p>Although the total population is expected to grow, certain demographic trends will shape</p>	<p>A.2.3 Growth Management – Provincial</p> <p>The Greater Golden Horseshoe (GGH) is expected to grow by 4.6 million people by 2051 with Hamilton projecting to take a 5.1% share of this GGH growth. (OPA 167)</p> <p>Although the total population is expected to grow, certain demographic trends will shape Hamilton over the next three decades. These demographic changes will influence how, where, and when we will grow.</p>	<p>The Provincial Planning Statement rescinded both the Provincial Policy Statement, 2020 and Growth Plan.</p> <p>New policy recognizes that a firm urban boundary was approved by the Province as conforming to the Growth Plan with the adoption of Bill 150.</p> <p>The new policy also recognizes that under the proposed Provincial Planning Statement, the City would be permitted to continue to use its growth and employment forecasts to 2051 until the next review of the Urban Hamilton Official Plan.</p>

	<p>Hamilton over the next three decades. These demographic changes will influence how, where, and when we will grow.</p> <p>Notably, the provincial growth forecasts are based on assumptions that household size [or persons per unit (PPU)] will slowly decline in varying degrees over the next 30 years. This trend is influenced by lower birth rates, an aging population contributing to a growing number of empty nester households and growth in non-traditional households (e.g. single person households, single parent households).</p> <p>One of the principal components of the Growth Plan Province of Ontario's A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan) was is a series of population and employment forecasts for upper and single-tier municipalities within the GGH. The <i>Growth Plan</i> required requires these forecasts be used by municipalities for planning and managing growth. The <i>Growth Plan</i> also identified a a series of density and <i>intensification</i> targets which municipalities were required to plan to achieve. The Province of Ontario approval of Urban Hamilton Official Plan Amendment No. 167, as adjusted by Bill 150, Planning Statue Law Amendment Act, 2023, confirmed that the Urban Hamilton</p>	<p>Notably, the provincial growth forecasts are based on assumptions that household size [or persons per unit (PPU)] will slowly decline in varying degrees over the next 30 years. This trend is influenced by lower birth rates, an aging population contributing to a growing number of empty nester households and growth in non-traditional households (e.g. single person households, single parent households).</p> <p>One of the principal components of the Province of Ontario's A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan) was a series of population and employment forecasts for upper and single-tier municipalities within the GGH. The <i>Growth Plan</i> required these forecasts be used by municipalities for planning and managing growth. The <i>Growth Plan</i> also identified a series of density and <i>intensification</i> targets which municipalities were required to plan to achieve. The Province of Ontario approval of Urban Hamilton Official Plan Amendment No. 167, as adjusted by Bill 150, <i>Planning Statue Law Amendment Act, 2023</i>, confirmed that the Urban Hamilton Official Plan growth policies, including density and intensification targets, conformed to the Growth Plan.</p> <p>The Provincial Planning Statement</p>	
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	<p>Official Plan growth policies, including density and intensification targets, conformed to the Growth Plan.</p> <p>The Provincial Planning Statement states that municipalities may continue to forecast growth using population and employment forecasts previously issued by the Province for the purposes of land use planning.</p> <p>The population and employment forecasts of the Urban Hamilton Official Plan shall continue to be based on the population and employment forecasts to 2051 of the Growth Plan until new population and employment forecasts are approved through a Municipally Initiated Comprehensive Review and Official Plan Review.</p>	<p>states that municipalities may continue to forecast growth using population and employment forecasts previously issued by the Province for the purposes of land use planning.</p> <p>The population and employment forecasts of the Urban Hamilton Official Plan shall continue to be based on the population and employment forecasts to 2051 of the <i>Growth Plan</i> until new population and employment forecasts are approved through a <i>Municipally Initiated Comprehensive Review</i> and Official Plan Review.</p>	
A.2.5	<p>Provincial Legislation, Plans and Policies</p> <p>The planning regime within the City is affected and, in many ways, directed by provincial legislation, plans and policies, including the Provincial Planning Policy Statement, the Niagara Escarpment Plan, the Greenbelt Plan, and, the Parkway Belt West Plan., and the Growth Plan for the Greater Golden Horseshoe.</p>	<p>Provincial Legislation, Plans and Policies</p> <p>The planning regime within the City is affected and, in many ways, directed by provincial legislation, plans and policies, including the Provincial Planning Statement, the Niagara Escarpment Plan, the Greenbelt Plan, and the Parkway Belt West Plan.</p>	The Provincial Planning Statement rescinded both the Provincial Policy Statement, 2020 and Growth Plan.
A.2.5.1	<p>Provincial Planning Policy Statement</p> <p>The Provincial Planning Policy</p>	<p>Provincial Planning Statement</p> <p>The Provincial Planning Statement,</p>	The Provincial Planning Statement rescinded both the Provincial Policy Statement,

	<p>Statement, 202420 was issued under the authority of the Planning Act, R.S.O., 1990 c. P.13, and provides policy direction on matters of provincial interest related to land use planning and development. It promotes a provincially 'policy-led' planning system in which municipal Official Plans and any planning decisions are consistent with the objectives and details of provincial policy, as required by Section 3 of the Planning Act, R.S.O., 1990 c.P.13. (OPA 167)</p> <p>The Provincial Planning Policy Statement (PPS) sets the policy foundation for regulating the development and use of land. It provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural environment. The PPS supports improved land use planning and management, which contributes to a more effective and efficient land use planning system. It includes enhanced policies on issues that affect communities, such as: the efficient use and management of land and infrastructure; improving air quality, energy conservancy and reducing greenhouse gas emissions; protection of the environment and resources, including agricultural resources and mineral aggregate resources; and ensuring appropriate</p>	<p>2024 was issued under the authority of the Planning Act, R.S.O., 1990 c. P.13, and provides policy direction on matters of provincial interest related to land use planning and development. It promotes a provincially 'policy-led' planning system in which municipal Official Plans and any planning decisions are consistent with the objectives and details of provincial policy, as required by Section 3 of the Planning Act, R.S.O., 1990 c.P.13. (OPA 167)</p> <p>The Provincial Planning Statement (PPS) sets the policy foundation for regulating the development and use of land. It provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural environment. The PPS supports improved land use planning and management, which contributes to a more effective and efficient land use planning system. It includes enhanced policies on issues that affect communities, such as: the efficient use and management of land and infrastructure; improving air quality, energy conservancy and reducing greenhouse gas emissions; protection of the environment and resources, including agricultural resources and mineral aggregate resources; and ensuring appropriate employment and residential</p>	<p>2020 and Growth Plan.</p>
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	opportunities are provided for employment and residential development, including support for a mix of uses. The Official Plan must be consistent with the Provincial Planning Policy Statement. (OPA 167)	development, including support for a mix of uses. The Official Plan must be consistent with the Provincial Planning Statement. (OPA 167)	
A.2.5.5	<p>Delete Policy in its entirety.</p> <p>Growth Plan for the Greater Golden Horseshoe</p> <p>The Growth Plan for the Greater Golden Horseshoe was originally released in June 2006 to build stronger and more prosperous communities by better managing growth by 2031.</p> <p>The current Plan (2019 as amended) extended the timeframe to the year 2051, and is based on a series of guiding principles which are aimed at building compact, complete and vibrant communities; providing a range of housing options including affordable housing; managing growth to support a strong competitive economy; making more efficient and effective use of infrastructure and public service facilities; conserving and promoting cultural heritage resources; protecting and enhancing our natural resources including land, air and water; and planning for more resilient communities and infrastructure that are adaptive to the impacts of a changing climate</p>	Delete Policy in its entirety.	The Provincial Planning Statement rescinded both the Provincial Policy Statement, 2020 and Growth Plan.

	and incorporate approaches to reducing greenhouse gas emissions. This vision will be realized through partnerships with other levels of government, the private sector, residents and non-profit agencies. The Official Plan must conform to the Growth Plan for the Greater Golden Horseshoe. (OPA 167)		
Volume 1: Chapter B – Communities			
B.2.2.3	Deleted in its entirety. 2.2.3 Expansions of the Urban Area of 40 hectares or less in accordance with policy 2.2.8.5 and 2.2.8.6 of the A Place to Grow: Growth Plan shall not be permitted in advance of a municipal comprehensive review. (OPA 167)		The Provincial Planning Statement rescinded both the Provincial Policy Statement, 2020 and Growth Plan.
Subheading	Insert new subheading before Policy B.2.2.3 Privately Initiated Urban Boundary Expansion Applications	Privately Initiated Urban Boundary Expansion Applications	
B.2.2.3 (New Policy)	A Privately Initiated Urban Boundary Expansion Application is not in keeping with Policy 1.4 (Principles of the Official Plan), Policy A.2.0 (Strategic Directions) and Policy A.3 (Growth Management), among others, which establish a firm urban boundary expansion growth strategy. However, the Provincial Planning Statement and Planning Act allow privately initiated urban boundary expansion applications to be	<i>A Privately Initiated Urban Boundary Expansion Application is not in keeping with Policy 1.4 (Principles of the Official Plan), Policy A.2.0 (Strategic Directions) and Policy A.3 (Growth Management), among others, which establish a firm urban boundary expansion growth strategy. However, the Provincial Planning Statement and Planning Act allow privately initiated urban boundary expansion applications to be</i>	Recognizes that while any urban boundary expansion application would conflict with the overall growth vision of the Urban Hamilton Official Plan, these applications may be received and refers to the Official Plan's implementation policies in Chapter F which would establish the Framework for Processing and Evaluating Urban Boundary Expansions.

	submitted at any time and Council's refusal or non-decision of a <i>privately initiated urban boundary expansion application</i> may be appealed to the Ontario Land Tribunal. Therefore this Plan establishes specific land use considerations for <i>privately initiated urban boundary expansion applications</i> .	submitted at any time and Council's refusal or non-decision of a <i>privately initiated urban boundary expansion application</i> may be appealed to the Ontario Land Tribunal. Therefore this Plan establishes specific land use considerations for <i>privately initiated urban boundary expansion applications</i> .	
B.2.2.4 (new policy)	<p>Any <i>privately initiated urban boundary expansion</i> received shall consider:</p> <p>a) If there is sufficient capacity in existing or planned <i>infrastructure</i> and <i>Community Facilities/Services</i>.</p> <p>b) Protection of <i>Prime Agricultural Lands</i> and <i>Prime Agricultural Areas</i>.</p> <p>c) Its impact on the City's ability to meet its residential intensification and redevelopment targets in Section A.2.3.</p> <p>d) Whether there is a need to designate and plan for additional land to accommodate an appropriate range and mix of land uses within the Urban Hamilton Official Plan's growth forecast.</p> <p>e) Whether the expansion will have a positive or negative impact on the City's long term <i>Infrastructure</i> deficit.</p> <p>f) Whether there is sufficient reserve capacity in the existing street</p>	<p><i>Any privately initiated urban boundary expansion</i> received shall consider:</p> <p>a) If there is sufficient capacity in existing or planned <i>infrastructure</i> and <i>Community Facilities/Services</i>.</p> <p>b) Protection of <i>Prime Agricultural Lands</i> and <i>Prime Agricultural Areas</i>.</p> <p>c) Its impact on the City's ability to meet its residential intensification and redevelopment targets in Section A.2.3.</p> <p>d) Whether there is a need to designate and plan for additional land to accommodate an appropriate range and mix of land uses within the Urban Hamilton Official Plan's growth forecast.</p> <p>e) Whether the expansion will have a positive or negative impact on the City's long term <i>Infrastructure</i> deficit.</p> <p>f) Whether there is sufficient reserve capacity in the existing street</p>	Enshrines the key considerations identified in the Framework in Official Plan policy to strengthen the requirement that applicants shall consider for privately initiated urban boundary expansion applications.

	<p>network (with consideration to the proposed street network) to accommodate the proposed increase in population and/or employment.</p> <p>g) Whether the expansion will protect, improve or restore the City's Key Hydrologic Features and Key Natural Heritage Features.</p> <p>h) Whether the proposed expansion would contribute or detract from the City's long-term goal of carbon neutrality.</p>	<p>network (with consideration to the proposed street network) to accommodate the proposed increase in population and/or employment.</p> <p>g) Whether the expansion will protect, improve or restore the City's Key Hydrologic Features and Key Natural Heritage Features.</p> <p>h) Whether the proposed expansion would contribute or detract from the City's long-term goal of carbon neutrality.</p>	
B.2.2.5 (new policy)	<p>Servicing of an approved <i>Urban Expansion Area</i> shall not occur until the City has updated its <i>Infrastructure and Community Facilities / Services Master Plans</i> to incorporate the expansion area.</p>	<p>Servicing of an approved <i>Urban Expansion Area</i> shall not occur until the City has updated its <i>Infrastructure and Community Facilities / Services Master Plans</i> to incorporate the expansion area.</p>	<p>Relates to Policy B.2.2.6 to ensure that the servicing of an approved urban expansion is properly planned with consideration to how it relates to the City's overall servicing plans and strategies.</p>
B.2.2.6 (new policy)	<p>A <i>privately initiated urban boundary expansion application</i> shall be received and reviewed in accordance with Chapter F, Policy 1.2 of the Urban Hamilton Official Plan.</p>	<p>A <i>privately initiated urban boundary expansion application</i> shall be received and reviewed in accordance with Chapter F, Policy 1.2 of the Urban Hamilton Official Plan.</p>	<p>Policy to clarify that urban boundary expansion applications have specific submission and processing requirements.</p>
B.2.2.7 (new policy)	<p>The location, phasing, timing and financing of new <i>infrastructure and Community Facilities/Services</i> shall be determined when the City undertakes updates to its Master Plans to recognize and provide a</p>	<p>The location, phasing, timing and financing of new <i>infrastructure and Community Facilities/Services</i> shall be determined when the City undertakes updates to its Master Plans to recognize and provide a</p>	<p>Recognizes that should a privately initiated urban boundary expansion application be approved and lands added to the urban area, the City does not have policies</p>

	<p>servicing strategy for an approved <i>Urban Expansion Area</i>. Updates to Master Plans to recognize approved <i>Urban Expansion Areas</i> shall:</p> <p>a) Optimize existing <i>Infrastructure</i> and <i>Community Facilities/Services</i>.</p> <p>b) Not remove existing or planned <i>Infrastructure</i> capacity in a manner that conflicts with the achievement of the intensification and density targets provided in Section E.2.0 – Urban Structure.</p> <p>c) Only be provided for lands that are contiguous with existing urban development.</p> <p>d) Balance residential and employment growth.</p> <p>e) Limit development to the ability and financial capability of the City to provide infrastructure services in accordance with its approved Master Plans that have been updated to recognize the approved <i>Urban Expansion Area</i> and approved Development Charge By-laws.</p> <p>f) Shall have regard to all other policies of the Urban Hamilton Official Plan.</p>	<p>servicing strategy for an approved <i>Urban Expansion Area</i>. Updates to Master Plans to recognize approved <i>Urban Expansion Areas</i> shall:</p> <p>a) Optimize existing <i>Infrastructure</i> and <i>Community Facilities/Services</i>.</p> <p>b) Not remove existing or planned <i>Infrastructure</i> capacity in a manner that conflicts with the achievement of the intensification and density targets provided in Section E.2.0 – Urban Structure.</p> <p>c) Only be provided for lands that are contiguous with existing urban development.</p> <p>d) Balance residential and employment growth.</p> <p>e) limit development to the ability and financial capability of the City to provide infrastructure services in accordance with its approved Master Plans that have been updated to recognize the approved <i>Urban Expansion Area</i> and approved Development Charge By-laws.</p> <p>f) Shall have regard to all other policies of the Urban Hamilton Official Plan.</p>	<p>directing when those lands are to be serviced.</p> <p>These policies would be applied by the City when it undertakes updates to its various Master Plans to recognize and provide a servicing strategy for approved urban expansion areas.</p>
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B.2.2.8 (new policy)	The timing and phasing of development of an approved <i>urban expansion area</i> shall not adversely affect the achievement of the <i>residential intensification target</i> and <i>Greenfield density targets</i>.	The timing and phasing of development of an approved <i>urban expansion area</i> shall not adversely affect the achievement of the <i>residential intensification target</i> and <i>Greenfield density targets</i> .	Maintains the Official Plan's 'intensification first' vision.
B.2.2.9 (new policy)	The timing and phasing of development shall consider active agricultural uses. Phasing options should be considered to keep lands in agricultural production and leave agricultural infrastructure in place until the land is to be developed.	The timing and phasing of development shall consider active agricultural uses. Phasing options should be considered to keep lands in agricultural production and leave agricultural infrastructure in place until the land is to be developed.	Policy is intended to ensure that active agricultural production remains in place for as long as possible.
B.3.1	<p>Strong Economy</p> <p>Hamilton has been working diligently to improve its economic diversification and increase its competitiveness with neighbouring and global jurisdictions. Many of the goals and policies within this Plan are coupled with other corporate strategies. Plans, projects and programs directly contribute to the City's economic health.</p> <p>There are many sectors which shape the economy such as traditional manufacturing, research and technology, education, healthcare, agriculture, arts and culture, transportation, either individually or as part of an economic and goods movement gateway, retail, and office. The new and emerging sectors enhance the attractiveness of the City and also provide for</p>	<p>Strong Economy</p> <p>Hamilton has been working diligently to improve its economic diversification and increase its competitiveness with neighbouring and global jurisdictions. Many of the goals and policies within this Plan are coupled with other corporate strategies. Plans, projects and programs directly contribute to the City's economic health.</p> <p>There are many sectors which shape the economy such as traditional manufacturing, research and technology, education, healthcare, agriculture, arts and culture, transportation, either individually or as part of an economic and goods movement gateway, retail, and office. The new and emerging sectors enhance the attractiveness of the City and also provide for</p>	The Provincial Planning Statement rescinded both the Provincial Policy Statement, 2020 and Growth Plan.

	<p>employment opportunities.</p> <p>The creation of a strong economy is contingent upon several key interdependent factors including developing and retaining a skilled labour force which is adaptable to changing technologies; providing infrastructure; creating an environment of innovation; supporting and enhancing the arts and culture sector; reducing poverty by providing better access to education, social programs, improving quality of life indicators such as housing choices, having abundant open spaces, access to nature, good air quality and a stable climate. (OPA 167)</p> <p>A strong economy stimulates housing demand and population growth. As the City thrives, the demand for residential options, including residential intensification, grows. The Downtown area in particular benefits from a strong economy and subsequent strength in the housing market.</p> <p>The policies of this Plan are both directly and indirectly intended to strengthen Hamilton's economic competitiveness, prosperity and resilience as envisaged by Our Future Hamilton, the City's Strategic Plan, and the Economic Development Action Plan and the Growth Plan for</p>	<p>employment opportunities.</p> <p>The creation of a strong economy is contingent upon several key interdependent factors including developing and retaining a skilled labour force which is adaptable to changing technologies; providing infrastructure; creating an environment of innovation; supporting and enhancing the arts and culture sector; reducing poverty by providing better access to education, social programs, improving quality of life indicators such as housing choices, having abundant open spaces, access to nature, good air quality and a stable climate. (OPA 167)</p> <p>A strong economy stimulates housing demand and population growth. As the City thrives, the demand for residential options, including residential intensification, grows. The Downtown area in particular benefits from a strong economy and subsequent strength in the housing market.</p> <p>The policies of this Plan are both directly and indirectly intended to strengthen Hamilton's economic competitiveness, prosperity and resilience as envisaged by Our Future Hamilton, the City's Strategic Plan, and the Economic Development Action Plan.</p>	
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	the Greater Golden Horseshoe. (OPA 167)	(OPA 167)	
Volume 1: Chapter C – Provincial Plans and Designations			
C.1.0	<p>C.1.0 PROVINCIAL PLANS WITH DESIGNATIONS</p> <p>The planning regime within the City is affected and is directed by provincial legislation, plans and policies, including the Provincial Policy Planning Statement, the Niagara Escarpment Plan, the Greenbelt Plan, and the Parkway Belt West Plan, and the Growth Plan for the Greater Golden Horseshoe.</p> <p>The Official Plan must be consistent with the Provincial Policy Planning Statement and conform to the Growth Plan, the Greenbelt Plan, and the Niagara Escarpment Plan. However, in some areas of provincial policy, the municipality can be more restrictive than the provincial directions unless doing so would conflict with any other provincial policy. Where land use designations exist, this section details the interrelationship between the various provincial documents and this Plan. (OPA 167) (OPA 218)</p>	<p>C.1.0 PROVINCIAL PLANS WITH DESIGNATIONS</p> <p>The planning regime within the City is affected and is directed by provincial legislation, plans and policies, including the Provincial Planning Statement, the Niagara Escarpment Plan, the Greenbelt Plan, and the Parkway Belt West Plan.</p> <p>The Official Plan must be consistent with the Provincial Planning Statement and conform to the Greenbelt Plan, and the Niagara Escarpment Plan. However, in some areas of provincial policy, the municipality can be more restrictive than the provincial directions unless doing so would conflict with any other provincial policy. Where land use designations exist, this section details the interrelationship between the various provincial documents and this Plan. (OPA 167) (OPA 218)</p>	The Provincial Planning Statement rescinded both the Provincial Policy Statement, 2020 and Growth Plan.
C.1.4	<p>Deleted in its entirety.</p> <p>Growth Plan for the Greater Golden Horseshoe (OPA 167)</p> <p>The Growth Plan for the Greater</p>		The Provincial Planning Statement rescinded both the Provincial Policy Statement, 2020 and Growth Plan.

	<p>Golden Horseshoe is the provincial government's plan for growth and development within the Greater Toronto and Hamilton Areas and the surrounding communities over the next 30 years. Enabled by the <i>Places to Grow Act, 2005</i>, the Plan manages growth in a way that supports economic prosperity, protects the environment, and helps communities achieve a high quality of life for residents.</p>		
C.1.4.1	<p>Deleted in its entirety.</p> <p>The provisions of the Growth Plan for the Greater Golden Horseshoe shall apply to development of lands within the urban area and a portion of Rural Hamilton. In the case of discrepancy between the Growth Plan for the Greater Golden Horseshoe and this Plan, the most restrictive policies shall prevail provided that they are consistent with its intent and purpose.</p>		<p>The Provincial Planning Statement rescinded both the Provincial Policy Statement, 2020 and Growth Plan.</p>

Volume 1: Chapter F – Implementation			
F.1.1.6	<p>In the absence of a Municipally Initiated Comprehensive Review as defined by the Urban Hamilton Official Plan Growth Plan for the Greater Golden Horseshoe, there shall be no appeal with respect to the refusal or failure of the City to adopt an Official Plan amendment for:</p> <p>a) the redesignation, conversion or addition of non-employment land uses for lands designated Employment Area – Industrial Land, Employment Area – Business Park, Employment Area – Airport Business Park, or Employment Area – Shipping and Navigation on Schedule E-1 – Urban Land Use Designations.; and,</p> <p>b) the expansion of all or part of the urban boundary.</p>	<p>In the absence of a <i>Municipally Initiated Comprehensive Review</i> as defined by the Urban Hamilton Official Plan, there shall be no appeal with respect to the refusal or failure of the City to adopt an Official Plan amendment for:</p> <p>a) the redesignation, conversion or addition of non-employment land uses for lands designated Employment Area – Industrial Land, Employment Area – Business Park, Employment Area – Airport Business Park, or Employment Area – Shipping and Navigation on Schedule E-1 – Urban Land Use Designations.</p>	<p>The Provincial Planning Statement rescinded both the Provincial Policy Statement, 2020 and Growth Plan.</p> <p>Bill 185 allows appeals of the City's refusal or failure to make a decision on Official Plan Amendment applications that expand the urban boundary.</p>
F.1.1.11	<p>In addition to the policies of the Provincial Planning Statement Growth Plan for the Greater Golden Horseshoe respecting the potential conversion of employment sites, the City may prepare and apply a set of criteria to determine the potential employment conversion sites or identification of regeneration areas.</p>	<p>F.1.1.11 In addition to the policies of the Provincial Planning Statement respecting the potential conversion of employment sites, the City may prepare and apply a set of criteria to determine the potential employment conversion sites or identification of regeneration areas.</p>	<p>The Provincial Planning Statement rescinded both the Provincial Policy Statement, 2020 and Growth Plan.</p>
F.1.1.13	<p>Conversion of any lands designed as an Employment Area to permit non-</p>	<p>F.1.1.13 Conversion of any lands designed as an Employment Area to</p>	<p>The Provincial Planning Statement rescinded both the</p>

	employment uses may only be considered through a Municipally Initiated Comprehensive Review where both Provincial conversion criteria specified in the Provincial Planning Statement the Growth Plan for the Greater Golden Horseshoe and local conversion criteria as noted in Policy F.1.1.11 have been satisfied. (OPA 167)	permit non- employment uses may only be considered through a Municipally Initiated Comprehensive Review where both Provincial conversion criteria specified in the Provincial Planning Statement and local conversion criteria as noted in Policy F.1.1.11 have been satisfied. (OPA 167)	Provincial Policy Statement, 2020 and Growth Plan.
F.1.2 (new)	<p>Urban Boundary Expansion Applications</p> <p>The Provincial Planning Statement permits <i>privately initiated urban boundary expansion applications</i> to be submitted for any size and location, and at any time, provided the lands are located outside of the Greenbelt Plan Area.</p> <p>The Official Plan policies do not support applications for an Urban Boundary Expansion or employment land conversion outside of a Municipally Initiated Comprehensive Review. However, the Provincial Planning Statement and <i>Planning Act</i> allow <i>privately initiated urban boundary expansion applications</i> and Employment Land conversions to be submitted at any time and Council's refusal or non-decision of a <i>privately initiated urban boundary expansion application</i> may be appealed to the Ontario Land Tribunal. Therefore, implementation policies have been established to</p>	<p>The Provincial Planning Statement permits <i>privately initiated urban boundary expansion applications</i> to be submitted for any size and location, and at any time, provided the lands are located outside of the Greenbelt Plan Area.</p> <p>The Official Plan policies do not support applications for an Urban Boundary Expansion or employment land conversion outside of a Municipally Initiated Comprehensive Review. However, the Provincial Planning Statement and <i>Planning Act</i> allow <i>privately initiated urban boundary expansion applications</i> and Employment Land conversions to be submitted at any time and Council's refusal or non-decision of a <i>privately initiated urban boundary expansion application</i> may be appealed to the Ontario Land Tribunal. Therefore, implementation policies have been established to ensure that these applications include the necessary <i>other information and material</i> required to</p>	<p>New subsection in Chapter F specific to Urban Boundary Expansion applications. Subsequent policies under this section would be renumbered.</p> <p>Establishes the policy context in which new urban boundary expansion applications would be received.</p>

	<p>ensure that these applications include the necessary <i>other information and material</i> required to comprehensively assess the proposal against applicable Official Plan policies.</p> <p>The following policies shall be applied to all Official Plan Amendment applications submitted that propose to expand the urban boundary or convert Employment Lands.</p>	<p>comprehensively assess the proposal against applicable Official Plan policies.</p> <p>The following policies shall be applied to all Official Plan Amendment applications submitted that propose to expand the urban boundary or convert Employment Lands.</p>	
F.1.2.1 (new)	The following requirements shall apply to any <i>privately initiated urban boundary expansion application</i> :	The following requirements shall apply to any <i>privately initiated urban boundary expansion application</i> :	
	<p>a) Council has approved a Framework for Processing and Evaluating Urban Boundary Expansion Applications which outlines the submission requirements, land use considerations and review process for <i>privately initiated urban boundary expansion applications</i>. All <i>privately initiated urban boundary expansion applications</i> shall be assessed under this Framework. The City may revise the Framework for Processing and Evaluating Urban Boundary Expansion applications from time to time.</p>	<p>a) Council has approved a Framework for Processing and Evaluating Urban Boundary Expansion Applications which outlines the submission requirements, land use considerations and review process for <i>privately initiated urban boundary expansion applications</i>. All <i>privately initiated urban boundary expansion applications</i> shall be assessed under this Framework. The City may revise the Framework for Processing and Evaluating Urban Boundary Expansion applications from time to time.</p>	The proposed policy directly ties any urban boundary expansion applications to the Framework for Processing and Evaluating Urban Boundary Expansions.
	b) The following <i>Other Information and Materials</i> , amongst others, may be required to support a <i>privately initiated urban boundary expansion</i>	b) The following <i>Other Information and Materials</i> , amongst others, may be required to support a <i>privately initiated urban boundary expansion</i>	To provide clarity on what materials are required to be submitted with an Official Plan Amendment application to

	<p>Official Plan Amendment:</p> <ul style="list-style-type: none"> i. Agricultural Impact Assessment; ii. Concept Plan; iii. Draft Official Plan Amendment; iv. Emergency Services Assessment; v. Employment Needs Assessment; vi. Energy and Climate Change Assessment Report; vii. Indigenous Community Consultation Summary and Comment Response; viii. Financial Impact Analysis; ix. Functional Servicing Report; x. Housing Assessment; xi. Phasing Plan; xii. Planning Justification Report; xiii. Public Consultation Summary and Comment Response Report; xiv. Noise Impact Study; xv. Odour Impact Assessment; xvi. Recreation Needs Assessment; xvii. School Accommodation Issues Assessment; xviii. Subwatershed Study (Phase 1); and xix. Transportation Management Plan / Study. 	<p>Official Plan Amendment:</p> <ul style="list-style-type: none"> xx. Agricultural Impact Assessment; xxi. Concept Plan; xxii. Draft Official Plan Amendment; xxiii. Emergency Services Assessment; xxiv. Employment Needs Assessment; xxv. Energy and Climate Change Assessment Report; xxvi. Indigenous Community Consultation Summary and Comment Response; xxvii. Financial Impact Analysis; xxviii. Functional Servicing Report; xxix. Housing Assessment; xxx. Phasing Plan; xxxi. Planning Justification Report; xxxii. Public Consultation Summary and Comment Response Report; xxxiii. Noise Impact Study; xxxiv. Odour Impact Assessment; xxxv. Recreation Needs Assessment; xxxvi. School Accommodation Issues Assessment; xxvii. Subwatershed Study (Phase 1); and xxviii. Transportation Management Plan / Study. 	<p>expand the urban boundary.</p> <p>The identified submission requirements directly relate to the following Provincial Planning Statement policies (amongst others):</p> <ul style="list-style-type: none"> i. Agricultural Impact Assessment (2.3.2.1 c), d), e), f)) ii. Concept Plan (2.3.2.1 a), g)); iii. Draft Official Plan Amendment; iv. Emergency Services Assessment (3.1.3); v. Employment Needs Assessment (2.8.2); vi. Energy and Climate Change Assessment Report (2.9.1); vii. Indigenous Community Consultation Summary and Comment Response (6.2.2); viii. Financial Impact Analysis (3.1.1); ix. Functional Servicing Report (3.6.1); x. Housing Assessment (2.2.1); xi. Phasing Plan (2.3.1.6); xii. Planning Justification Report (all policies); xiii. Public Consultation Summary and Comment Response
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			<ul style="list-style-type: none"> xiv. Report (6.2.3); Noise Impact Study (3.5); xv. Odour Impact Assessment (3.5); xvi. Recreation Needs Assessment (2.3.2.1 b) xvii. School Accommodation Issues Assessment (6.2.4); xviii. Subwatershed Study (Phase 1) (4.2.1); and xix. Transportation Management Plan / Study 9(2.3.2.1 b).
	<p>c) Where the applicant of a <i>privately initiated urban boundary expansion</i> Official Plan Amendment has opted to not proceed through a Formal Consultation:</p> <p>i. Notwithstanding Section F.1.19.15, all Other Information and Materials identified in F.1.2.1 shall be submitted for a <i>privately initiated urban boundary expansion application</i> to be deemed complete.</p> <p>ii. The City shall not provide the applicant a waiver letter that removes the requirement to submit any of the Other Information and Materials identified in F.1.2.1.b.</p>	<p>c) Where the applicant of a <i>privately initiated urban boundary expansion</i> Official Plan Amendment has opted to not proceed through a Formal Consultation:</p> <p>i. Notwithstanding Section F.1.19.15, all Other Information and Materials identified in F.1.2.1 shall be submitted for a <i>privately initiated urban boundary expansion application</i> to be deemed complete.</p> <p>ii. The City shall not provide the applicant a waiver letter that removes the requirement to submit any the any of the Other Information and Materials identified in F.1.2.1.b.</p>	<p>Consistent with the City's proposed policies respecting issuing Formal Consultation waivers for new Official Plan Amendment applications submitted through Report PED24134.</p>
	<p>d) Other information and material submitted in support shall be in accordance with endorsed Terms of Reference and in accordance with</p>	<p>d) Other information and material submitted in support shall be in accordance with endorsed Terms of Reference and in accordance with</p>	

	the Framework for Processing and Evaluating Urban Boundary Application applications.	the Framework for Processing and Evaluating Urban Boundary Application applications.	
	e) Notwithstanding Policy F.1.17.4 where an application has been received for an Official Plan Amendment to expand the urban boundary, the following additional public participation and notification requirements apply:	e) Notwithstanding Policy F.1.17.4 where an application has been received for an Official Plan Amendment to expand the urban boundary, the following additional public participation and notification requirements apply:	Implements in policy the enhanced public engagement requirements identified in the Framework for Processing and Evaluating Urban Boundary Expansions.
	<p>i. Where feasible, provide multiple public notice signs at approximately 500 metre intervals of the subject lands frontage along public rights-of-way.</p> <p>ii. Any required written notice shall be provided to every owner of land within 400 metres of the proposed urban expansion area.</p> <p>iii. The City may hold at least one (1) Open House in advance of the statutory public meeting.</p>	<p>i. Where feasible, provide multiple public notice signs at approximately 500 metre intervals of the subject lands frontage along public rights-of-way.</p> <p>ii. Any required written notice shall be provided to every owner of land within 400 metres of the proposed urban expansion area.</p> <p>iii. The City may hold at least one (1) Open House in advance of the statutory public meeting.</p>	<p>This policy implements the direction in the Framework for enhanced public notification.</p> <p>Note that this policy also provides flexibility to staff to approve alternative locations of public notice signs where the applicant has land use and/or ownership constraints on where they can install a sign.</p>

<p>F.1.2.8</p>	<p>The following requirements shall apply to the preparation of secondary plans for any urban expansion areas established by a privately initiated application: (OPA 185)(OPA 218)</p> <p>a) Any Separate secondary plans shall be prepared for all <i>an urban expansion areas</i>. Any secondary plan for an urban expansion area shall cover the entirety of the lands located within that <i>urban expansion area</i>.</p>	<p>F.1.2.8 The following requirements shall apply to the preparation of secondary plans for any Urban Expansion Areas established by a privately initiated application: (OPA 185) (OPA 218)</p> <p>a) Separate secondary plans shall be prepared for all <i>urban expansion areas</i>. Any secondary plan for an <i>urban expansion area</i> shall cover the entirety of the lands located within that <i>urban expansion area</i>.</p>	<p>This policy was first approved prior to the adoption of Bill 150 when the Urban Hamilton Official Plan had several identified urban expansion areas and needs to be revised to reflect current Official Plan mapping</p>
	<p>b) Notwithstanding Policy F.1.2.8 a), an Urban Expansion Area over 500 hectares in size may be comprised of multiple secondary plans. In addition, a single secondary plan may cover both an approved urban expansion area and lands that were previously within the urban boundary.</p>	<p>b) Notwithstanding Policy F.1.2.8 a), an <i>Urban Expansion Area</i> over 500 hectares in size may be comprised of multiple secondary plans. In addition, a single secondary plan may cover both an approved <i>urban expansion area</i> and lands that were previously within the urban boundary.</p>	<p>Recognizes that there may now be large urban expansion areas in addition to the Elfrida area where multiple secondary plans may be required.</p>
	<p>c) Notwithstanding Policy F.1.2.8 a), where the Urban Expansion Area is under 40 hectares in size, the City may determine that a Secondary Plan is not required only where the applicant has first gone through a Formal Consultation process.</p> <p>Renumber subsequent policies F.1.2.8 b) to m).</p>	<p>c) Notwithstanding Policy F.1.2.8 a), where the Urban Expansion Area is under 40 hectares in size, the City may determine that a Secondary Plan is not required only where the applicant has first gone through a Formal Consultation process.</p>	<p>Recognizes that for small urban expansion areas a full Secondary Plan may not be necessary, and an Official Plan Amendment is sufficient to determine appropriate land use policies for the area. It is important that this only be considered through Formal Consultation which allows the Planning Services to receive input from all City Departments, External Review agencies and Indigenous communities on not</p>

			requiring a Secondary Plan.
F.1.8.3 (new)	The City shall update the Water, Wastewater and Stormwater Master Plan should an <i>Urban Boundary expansion</i> be approved through a <i>privately initiated urban boundary expansion application</i>. That update, including planning and staging of infrastructure improvements shall be in accordance with the growth polices of this Plan.	The City shall update the Water, Wastewater and Stormwater Master Plan should an <i>Urban Boundary expansion</i> be approved through a <i>privately initiated urban boundary expansion application</i>. That update, including planning and staging of infrastructure improvements shall be in accordance with the growth polices of this Plan.	<p>The City's Master Plans do not consider new expansion area. As a result, should an urban expansion area be approved, those Master Plans will need to be updated to determine how services will be provided to those lands.</p> <p>In combination with this policy, Policy B.2.2.7 is recommended which states, among other things, that servicing of urban expansion areas cannot occur until the applicable City Master Plans have been updated.</p>
F.3.1.9.3 (new)	The City shall update the Transportation Master Plan should an <i>Urban Boundary expansion</i> be approved through a <i>privately initiated urban boundary expansion application</i>. That update, including planning and staging of infrastructure improvements shall be in accordance with the growth polices of this Plan.	The City shall update the Transportation Master Plan should an <i>Urban Boundary expansion</i> be approved through a <i>privately initiated urban boundary expansion application</i> . That update, including planning and staging of infrastructure improvements shall be in accordance with the growth polices of this Plan.	<p>The City's Master Plans do not consider new expansion area. As a result, should an urban expansion area be approved, those Master Plans will need to be updated to determine how services will be provided to those lands.</p> <p>In combination with this policy, Policy B.2.2.7 is recommended which states, among other things, that servicing of urban expansion areas cannot occur until the applicable City Master Plans have been updated.</p>

<p>F.3.2.18 (new)</p>	<p>Indigenous Community Consultation Summary and Comment Response</p> <p>An Indigenous Community Consultation Summary and Comment Response shall be submitted as part of a complete application for any <i>privately initiated urban boundary expansion application</i> and shall include:</p> <p>i) Documentation demonstrating that the applicant has informed local Indigenous communities of the proposed expansion and requested input;</p> <p>ii) Documentation that the applicant has shared its draft Terms of Reference for the Subwatershed Study (Phase 1) and requested input; and,</p> <p>iii) Documentation of any meeting notes and/or comments received from the Indigenous Community.</p>	<p>Indigenous Community Consultation Summary and Comment Response</p> <p>An Indigenous Community Consultation Summary and Comment Response shall be submitted as part of a complete application for any <i>privately initiated urban boundary expansion application</i> and shall include:</p> <p>i) Documentation demonstrating that the applicant has informed local Indigenous communities of the proposed expansion and requested input;</p> <p>ii) Documentation that the applicant has shared its draft Terms of Reference for the Subwatershed Study (Phase 1) and requested input; and,</p> <p>iii) Documentation of any meeting notes and/or comments received from the Indigenous Community.</p>	<p>Requested by Indigenous communities the City consulted with.</p>
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Volume 1: Chapter G – Glossary			
Municipally Initiated Comprehensive Review	Means a plan, undertaken by the City, which comprehensively applies the policies and schedules of the A Place To Grow: Growth Plan for the Greater Golden Horseshoe, the Provincial Policy Statement Provincial Planning Statement and the Official Plan. It can be undertaken on specific land use components, such as residential, employment, or undertaken as one comprehensive plan. (OPA 167)	Municipally Initiated Comprehensive Review: Means a plan, undertaken by the City, which comprehensively applies the policies and schedules of the Provincial Planning Statement and the Official Plan. It can be undertaken on specific land use components, such as residential, employment, or undertaken as one comprehensive plan. (OPA 167)	The Provincial Planning Statement rescinded both the Provincial Policy Statement, 2020 and Growth Plan. It is recommended that the Official Plan still allow and support a municipal comprehensive review process that the City can undertake as part of a review and update to its Official Plan to be in conformity with provincial policies and plans.
Privately initiated urban boundary expansion application	Means an application submitted under the <i>Planning Act</i> to the City of Hamilton to amend the location of the <i>Urban Boundary</i>.	Privately initiated urban boundary expansion application: Means an application submitted under the <i>Planning Act</i> to the City of Hamilton to amend the location of the <i>Urban Boundary</i> .	Clarifies that privately initiated urban boundary expansion applications are distinct from the City undertaking it's own review and update to the urban boundary.
Urban Expansion Area	Means any lands added to the <i>Urban Boundary</i> through a <i>Privately initiated urban boundary expansion application</i>.	Urban Expansion Area: Means any lands added to the <i>Urban Boundary</i> through a <i>Privately initiated urban boundary expansion application</i> .	Provides clarity.

Volume 1: Schedule I – Other Information and Materials																	
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	Concept Plan (Urban Boundary Expansion)			✓													
13 12	Construction Management Plan												✓				✓

[illegible]

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
26	Energy and Climate Change Assessment Report (Urban Boundary Expansion)			✓													
24 27	Energy and Environmental Assessment Report			✓				✓				✓				✓	
25 28	Environmental Impact Statement (EIS) and Summary of Environmentally significant Areas Impact Evaluation Group Comments (where applicable)		✓				✓				✓				✓		
26 29	Environmental Site Assessment and/or Record of Site Condition		✓	✓			✓	✓			✓	✓			✓	✓	
27 30	Erosion and Sediment Control Plan				✓				✓	✓							✓
28 31	Erosion Hazard Assessment		✓				✓				✓				✓		
29 32	Farm Economics Report				✓				✓								
30 33	Financial Impact Analysis and Financial Strategy				✓				✓								
34	Financial Impact Analysis (Urban Boundary Expansion)			✓													
34 35	Fish Habitat Assessment		✓				✓				✓				✓		
32 36	Floodline Delineation Study/ Hydraulic Analysis		✓				✓				✓				✓		
33 37	Full Disclosure 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
34 38	Functional Servicing Report	✓				✓				✓				✓			
35 39	General Vegetation Inventory	✓				✓				✓				✓			
36 40	Grading Plan	✓				✓				✓				✓			
41	Housing Assessment (Urban Boundary Expansion)			✓													
37 42	Housing Report			✓				✓				✓					✓
38 43	Hydrogeological Study			✓				✓		✓				✓			
39 44	Impact Assessment for new Private Waste Disposal Sites			✓				✓								✓	
45	Indigenous Community Consultation Summary and Comment Response (Urban Boundary Expansion)			✓													
40 46	Karst Assessment/Karst Contingency Plan		✓				✓				✓				✓		
41 47	Land Use Compatibility Study			✓				✓								✓	
42 48	Land Use in the Vicinity of Existing Pipelines Study		✓				✓				✓				✓		
43 49	Land Use/ Commercial Needs and Impact Assessment			✓				✓									
44 50	Landfill 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
45 51	Landscape Plan									✓				✓			
46 52	Landscape Plan (Conceptual)	✓				✓											
47 53	Light Impact Assessment			✓				✓				✓				✓	
48 54	Limit of Core Areas or Limit of Conservation Authority Regulated Area		✓				✓				✓				✓		
49 55	Linkage Assessment		✓				✓				✓				✓		
50 56	Market Impact Study			✓				✓									
51 57	Master Drainage Plan				✓				✓				✓				✓
52 58	Materials Palette or Imagery												✓				✓
53 59	Meander Belt Assessment				✓				✓				✓				✓
54 60	Minimum Distance Separation Calculation				✓				✓				✓				✓
55 61	Ministry of the Environment Conservation and Parks - Environmental Compliance Approval				✓				✓				✓				✓
56 62	Modern Roundabout and Neighbourhood Roundabout Analysis				✓				✓				✓				
57 63	Neighbourhood Traffic Calming Options 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
58 64	Noise Impact Studies (Noise Feasibility and/or Detailed Noise Study)		✓	✓			✓	✓			✓	✓			✓	✓	
59 65	Nutrient Management Study				✓				✓				✓				✓
60 66	Odour Impact Assessment		✓	✓			✓	✓			✓	✓			✓	✓	
64 67	On-Street Parking Plan												✓				✓
62 68	Parking Analysis/Study			✓				✓				✓				✓	
63 69	Pedestrian Route and Sidewalk Analysis	✓				✓				✓							✓
64 70	Planning Justification Report	✓				✓				✓							✓
65 71	Planning Brief / Development Brief													✓			
66 72	Pre-Technical Conservation Authority Review				✓				✓				✓				✓
67 73	Public Consultation Summary and Comment Response Report	✓				✓				✓							
68 74	Recreation Feasibility Study				✓				✓								
69 75	Recreation Needs Assessment				✓				✓				✓				
74 76	Restoration Plan				✓				✓				✓				✓

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
72 77	Right of Way Impact Assessment			✓				✓				✓				✓	
73 78	Roadway/Development Safety Audit				✓				✓				✓				
74 79	School Accommodation Issues Assessment				✓				✓								
80	School Accommodation Issue Assessment (Urban Boundary Expansion)			✓													
75 81	School and City Recreation Facility and Outdoor Recreation/Parks Issues Assessment				✓				✓				✓				
76 82	Servicing Plan				✓				✓	✓				✓			
77 83	Shoreline Assessment Study/Coastal Engineers Study		✓				✓				✓				✓		
78 84	Site Lighting Plan												✓				✓
79 85	Site Plan and Floor Plans													✓			
81 86	Slope Stability Study and Report		✓				✓				✓				✓		
82 87	Soil Management Plan												✓				✓
83 88	Soils/Geotechnical Study			✓				✓		✓				✓			
84 89	Species Habitat 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
85 90	Storm Water Management Report/Plan and/or update to an existing Storm Water Management Plan	✓				✓				✓				✓			
86 91	Sub-watershed Plan and/or update to an existing Sub-watershed Plan				✓				✓				✓				
92	Subwatershed Study (Phase 1) (Urban Boundary Expansion)			✓													
87 93	Sun/Shadow Study			✓				✓				✓				✓	
88 94	Survey Plan (Real Property Report)	✓				✓				✓				✓			
89 95	Transit Assessment	✓				✓				✓							
90 96	Transportation Demand Management Options Report				✓			✓				✓				✓	
91 97	Transportation Impact Study	✓				✓							✓				✓
92 98	Tree Management Plan/Study (City-owned trees and / or within 3 metres of ROW)	✓				✓				✓				✓			
94 99	Tree Protection Plan (Private trees)	✓				✓				✓				✓			
95 100	Urban Design or Architectural Guidelines and Architectural Control											✓					
96 101	Urban Design Report/ Brief			✓				✓				✓				✓	

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
97 102	Vibration Study		✓				✓				✓				✓		
98 103	Visual Impact Assessment		✓	✓			✓	✓			✓	✓			✓	✓	
99 104	Water and Wastewater Servicing Study	✓				✓				✓				✓			
100 105	Watermain Hydraulic Analysis								✓	✓				✓			
101 106	Water Well Survey and Contingency Plan		✓				✓				✓				✓		
102 107	Wildland Fire Assessment (OPA 167)												✓				✓
103 108	Wind Study			✓				✓				✓				✓	
104 109	Zoning Compliance Review					✓				✓				✓			
105 110	3D Model			✓				✓				✓				✓	