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

The table below includes all recommended amendments to the Rural Hamilton Official Plan provided in Appendix B 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 Urban Hamilton Official Plan (see Appendix A 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 – Intr	oduction		
A.1.3	Role and Function of the Official Plan.	Role and Function of the Official Plan.	The Provincial Planning Statement rescinded both the
	This Plan projects a long term vision for the physical development of the City over the next 30 years. Its policies provide the direction for managing long term development to achieve social, economic and environmental objectives of the City's vision. The Official Plan plays a large role in setting a framework of actions that	This Plan projects a long term vision for the physical development of the City over the next 30 years. Its policies provide the direction for managing long term development to achieve social, economic and environmental objectives of the City's vision. The Official Plan plays a large role in setting a framework of actions that	Provincial Policy Statement, 2020 and Growth Plan.
	 will lead to the sustainable, healthy future envisioned by Vision 2020. The City and its residents aspire to have a city that has: compact urban communities that 	 will lead to the sustainable, healthy future envisioned by Vision 2020. The City and its residents aspire to have a city that has: compact urban communities that 	

Appendix E1 to Report PED24109(b) Page **2** of **22**

provide live, work and play	provide live, work and play
opportunities;	opportunities;
a strong rural community protected	a strong rural community protected
by firm urban boundaries;	by firm urban boundaries;
 protected and enhanced 	 protected and enhanced
environmental systems – land, air and	environmental systems – land, air and
water;	water;
 balanced transportation networks 	balanced transportation networks
that offer choice so people can walk,	that offer choice so people can walk,
cycle, take the bus or drive and	cycle, take the bus or drive and
recognizes the importance of goods	recognizes the importance of goods
movement to our local economy;	movement to our local economy;
and	and
 strategic and wise use of its 	 strategic and wise use of its
infrastructure services and existing	infrastructure services and existing
built environment.	built environment.
This document:	This document:
 is one of the primary 	• is one of the primary
implementation arms of Vision 2020;	implementation arms of Vision 2020;
 is a legal document whose origin is 	 is a legal document whose origin is
derived from the Planning Act;	derived from the Planning Act;
builds on the concepts of provincial	builds on the concepts of provincial
initiatives that support the building of	initiatives that support the building of
strong communities [such as the	strong communities [such as the
Provincial Policy Planning Statement,	Provincial Planning Statement, and
and Growth Plan for the Greater	the Greenbelt Plan];
Golden Horseshoe, the Greenbelt	 is one of the key implementation
Plan];	mechanisms for the City's Growth
 is one of the key implementation 	Strategy (GRIDS) and other corporate
mechanisms for the City's Growth	initiatives including Master Plans
Strategy (GRIDS) and other corporate	(Transportation and Infrastructure,
initiatives including Master Plans	Recreational), and the Social
(Transportation and Infrastructure,	Development Strategy.
Recreational), and the Social	
Development Strategy.	The Rural Hamilton Official Plan
	applies to lands within Rural Hamilton.
The Rural Hamilton Official Plan	(OPA 26)
applies to lands within Rural Hamilton.	

	(OPA 26)		
A.2.3	Provincial Legislation, Plans and Policies	Provincial Legislation, Plans and Policies	The Provincial Planning Statement rescinded both the Provincial Policy Statement,
	The planning regime within the City is affected and in many ways 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.	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.	2020 and Growth Plan.
A.2.3.1	Provincial Planning Policy Statement, 20 2405 was issued under the authority of the <u>Planning Act</u> , 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 <u>Planning Act.</u>	Provincial Planning Statement The Provincial Planning Statement, 2024 was issued under the authority of the <u>Planning Act</u> , 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 <u>Planning Act</u> .	The Provincial Planning Statement rescinded both the Provincial Policy Statement, 2020 and Growth Plan.
	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 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	

	the natural environment. The PPS	supports improved land use planning	
	supports improved land use planning	and management, which contributes	
	and management, which contributes	to a more effective and efficient	
	to a more effective and efficient	land use planning system. It includes	
	land use planning system. It includes	enhanced policies on issues that	
	enhanced policies on issues that	affect communities, such as: the	
	affect communities, such as: the	efficient use and management of	
	efficient use and management of	land and infrastructure; improving air	
	land and infrastructure; improving air	quality, energy conservancy and	
	quality, energy conservancy and	reducing greenhouse gas emissions;	
	reducing greenhouse gas emissions;	protection of the environment and	
	protection of the environment and	resources, including agricultural	
	resources, including agricultural	resources and mineral aggregate	
	resources and mineral aggregate	resources; and ensuring appropriate	
	resources; and ensuring appropriate	opportunities are provided for	
	opportunities are provided for	employment and residential	
	employment and residential	development, including support for a	
	development, including support for a	mix of uses. The Official Plan must be	
	mix of uses. The Official Plan must be	consistent with the Provincial	
	consistent with the Provincial	Planning Statement.	
	Planning Policy Statement.		
Volume 1: Chapter B – Con		F	
B.2.2 (new policy)	Privately Initiated Urban Boundary	Privately Initiated Urban Boundary	Recognizes that while any
	Expansion Applications	Expansion Applications	urban boundary expansion
			application would conflict with
	A Privately Initiated Urban Boundary	A Privately Initiated Urban Boundary	the overall growth vision of the
	Expansion Application is not in	Expansion Application is not in	Rural Hamilton Official Plan,
	keeping with Policy 1.3 (Role and	keeping with Policy 1.3 (Role and	these applications may be
	Function of the Official Plan), Policy	Function of the Official Plan), Policy	received and refers to the
	A.2.0 (Strategic Directions) and Policy	A.2.0 (Strategic Directions) and Policy	Official Plan's implementation
	B.2.1 (Defining Our Communities)	B.2.1 (Defining Our Communities)	policies in Chapter F which
	among others, which establish a firm	among others, which establish a firm	would establish the Framework
	urban boundary expansion growth	urban boundary expansion growth	for Processing and Evaluating
	strategy. However, the Provincial	strategy. However, the Provincial	Urban Boundary Expansions.
	Planning Statement and <u>Planning Act</u>	Planning Statement and <u>Planning Act</u>	
	allow privately initiated urban	allow privately initiated urban	
	boundary expansion applications to	boundary expansion applications to	

		I	
	be submitted at any time and	be submitted at any time and	
	Council's refusal or non-decision of a	Council's refusal or non-decision of a	
	privately initiated urban boundary	privately initiated urban boundary	
	expansion application may be	expansion application may be	
	appealed to the Ontario Land	appealed to the Ontario Land	
	Tribunal. Therefore, this Plan	Tribunal. Therefore, this Plan	
	establishes specific land use	establishes specific land use	
	considerations for privately initiated	considerations for privately initiated	
	urban boundary expansion	urban boundary expansion	
	applications.	applications.	
B.2.2.1 (new policy)	Any privately initiated urban	Any privately initiated urban	Enshrines the key considerations
	boundary expansion received shall	boundary expansion received shall	identified in the Framework in
	consider:	consider:	Official Plan policy to
			strengthen the requirement that
	a) If there is sufficient capacity in	a) If there is sufficient capacity in	applicants shall consider for
	existing or planned infrastructure and	existing or planned infrastructure and	privately initiated urban
	Community Facilities/Services.	Community Facilities/Services.	boundary expansion
		, .	applications.
	b) Protection of Prime Agricultural	b) Protection of Prime Agricultural	
	Lands and Prime Agricultural Areas.	Lands and Prime Agricultural Areas.	
	_		
	c) Its impact on the City's ability to	c) Its impact on the City's ability to	
	meet its residential intensification and	meet its residential intensification and	
	redevelopment targets of the Urban	redevelopment targets in Section	
	Hamilton Official Plan.	A.2.3 of the Urban Hamilton Official	
		Plan.	
	d) Whether there is a need to		
	designate and plan for additional	d) Whether there is a need to	
	land to accommodate an	designate and plan for additional	
	appropriate range and mix of land	land to accommodate an	
	uses within the Urban Hamilton	appropriate range and mix of land	
	Official Plan's growth forecast.	uses within the Urban Hamilton	
		Official Plan's growth forecast.	
	e) Whether the expansion will have a		
	positive or negative impact on the	e) Whether the expansion will have a	
	City's long term <i>Infrastructure</i> deficit.	positive or negative impact on the	
		City's long term Infrastructure deficit.	
	f) Whether there is sufficient reserve		

	capacity in the existing street	f) Whether there is sufficient reserve	
	network (with consideration to the	capacity in the existing street	
	proposed street network) to	network (with consideration to the	
	accommodate the proposed	proposed street network) to	
	increase in population and/or	accommodate the proposed	
	employment.	increase in population and/or	
		employment.	
	g) Whether the expansion will		
	protect, improve or restore the City's	g) Whether the expansion will	
	Key Hydrologic Features and Key	protect, improve or restore the City's	
	Natural Heritage Features.	Key Hydrologic Features and Key	
		Natural Heritage Features.	
	h) Whether the proposed expansion	rialoral riollago roaloros.	
	would contribute or detract from the	h) Whether the proposed expansion	
	City's long-term goal of carbon	would contribute or detract from the	
	neutrality.	City's long-term goal of carbon	
	neonainy.	neutrality.	
P 2 2 2 (now notion)	A privately initiated upper boundary		Policy to clarify that urban
B.2.2.2 (new policy)	A privately initiated urban boundary	A privately initiated urban boundary	Policy to clarify that urban
	expansion application shall be	expansion application shall be	boundary expansion
	received and reviewed in	received and reviewed in	applications have specific
	accordance with Chapter F, Policy	accordance with Chapter F, Policy	submission and processing
	1.2 of the Rural Hamilton Official Plan.	1.2 of the Rural Hamilton Official Plan.	requirements.
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Volume 1: Chapter C – Provincial Plans and Designations					
C.1.0	C.1.0 PROVINCIAL PLANS WITH	C.1.0 PROVINCIAL PLANS WITH	The Provincial Planning		
	DESIGNATIONS	DESIGNATIONS	Statement rescinded both the		
			Provincial Policy Statement,		
	The planning regime within the City is	The planning regime within the City is	2020 and Growth Plan.		
	affected and is directed by	affected and is directed by			
	provincial legislation, plans and	provincial legislation, plans and			
	policies, including the Provincial	policies, including the Provincial			
	Policy Planning Statement, the	Planning Statement, the Niagara			
	Niagara Escarpment Plan, the	Escarpment Plan, the Greenbelt Plan,			
	Greenbelt Plan, and the Parkway Belt	and the Parkway Belt West Plan.			

Volume 1: Chapter F – In	mplementation		
F.1.2 (new)	Urban Boundary Expansion Applications	Urban Boundary Expansion Applications	New subsection in Chapter F specific to Urban Boundary Expansion applications.
	The Provincial Planning Statement permits privately initiated Urban Boundary Expansion applications to be submitted for any size and location, and at any time, provided the lands are located outside of the Greenbelt Plan Area.	The Provincial Planning Statement permits privately initiated Urban Boundary Expansion applications to be submitted for any size and location, and at any time, provided the lands are located outside of the Greenbelt Plan Area.	Subsequent policies under this section would be renumbered. Establishes the policy context in which new urban boundary expansion applications would be received.
	The Official Plan policies do not support applications for an Urban Boundary Expansion outside of a Municipally Initiated Comprehensive Review. However, the Provincial Planning Statement and Planning Act allow privately initiated urban boundary expansion applications to be submitted at any time and	The Official Plan policies do not support applications for an Urban Boundary Expansion outside of a Municipally Initiated Comprehensive Review. However, the Provincial Planning Statement and Planning Act allow privately initiated urban boundary expansion applications to be submitted at any time and	

Council's refusal or non-decision of a privately initiated urban boundary expansion applications may be appealed to the Ontario Land Tribunal. Therefore, implementation policies have been established to ensure that these applications include the necessary other information and material required to comprehensively assess the proposal against applicable Official Plan policies shall be applied to all Official Plan policies shall be applications applications that propose to expand the urban boundary.Council's refusal or non-decision of a privately initiated urban boundary expansion applications include the necessary other information and material required to comprehensively assess the proposal against applicable Official Plan Amendment applications submitted that propose to expand the urban boundary.Council's refusal or non-decision of a processing and Evaluating Urban Boundary expansion applicationsCouncil's refusal or non-decision of a processing and Evaluating Urban Boundary expansion applicationsCouncil's refusal or non-decision of a processing and Evaluating Urban Boundary expansion applications and review processing and Evaluating Urban Boundary Expansion applicationsCouncil's refusal or non-decision of a processing and Evaluating Urban Boundary expansion applications and review processing and Evaluating Urban Boundary expansion applicationsThe following requirements shall applications and review processing and Evaluating Urban Boundary expansion applicationsThe following requirements shall applications and review processing and Evaluating Urban Boundary expansion applicationsThe following requirements shall applications shall be applications shall be applications shall be aconsiderations and review processing and Evaluating Urban				
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outlines the submission requirements, land use considerations and review process for privately initiated urban boundary expansion applications.the submission requirements, land use considerations and review process for privately initiated urban boundary expansion applications.Urban Boundary Expansions.All privately initiated urban boundary expansion applications shall be assessed under this Framework. The City may revise the Framework for Processing and Evaluating Urban Boundary Expansion applicationsthe submission requirements, land use considerations and review process for privately initiated urban boundary expansion applications. All privately initiated urban boundary expansion applications shall be this Framework. The City may revise the Framework for Processing and Evaluating Urban Boundary Expansion applications from time toUrban Boundary Expansions.		Evaluating Urban Boundary	Evaluating Urban Boundary	applications to the Framework
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assessed under this Framework. The City may revise the Framework for Processing and Evaluating Urban Boundary Expansion applicationsthis Framework. The City may revise the Framework for Processing and Evaluating Urban BoundaryBoundary Expansion applicationsExpansion applications from time to		All privately initiated urban boundary	initiated urban boundary expansion	
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City may revise the Framework for Processing and Evaluating Urbanthe Framework for Processing and Evaluating Urban BoundaryBoundary Expansion applicationsExpansion applications from time to		assessed under this Framework. The	this Framework. The City may revise	
Boundary Expansion applications Expansion applications from time to		City may revise the Framework for	the Framework for Processing and	
Boundary Expansion applications Expansion applications from time to		Processing and Evaluating Urban	Evaluating Urban Boundary	
from time to time. time.			Expansion applications from time to	
		from time to time.	time.	

and be r initia	and Materials, amongst others, may be required to support a privately initiated urban boundary expansion		b) The following Other Information and Materials, amongst others, may be required to support a privately initiated urban boundary expansion Official Plan Amendment:		To provide clarity on what materials are required to be submitted with an Official Plan Amendment application to expand the urban boundary.	
i. ii. iii. iv. v. v. vi. vii. vii. vii	Assessment; Concept Plan; Draft Official Plan Amendment; Emergency Services Assessment; Employment Needs Assessment; Energy and Climate Change Assessment Report; Indigenous Community Consultation Summary and Comment Response; Financial Impact Analysis; Functional Servicing Report; Housing Assessment; Phasing Plan; Planning Justification Report; Public Consultation Summary and Comment Response Report; Noise Impact Study; Odour Impact Assessment; Recreation Needs Assessment; School Accommodation Issues Assessment; Subwatershed Study (Phase 1); and	 i. ii. iii. iv. v. vi. vii. vii. xi. xii. xii. xiv. xvi. xvii. xvii. xvii. 	Agricultural Impact Assessment; Concept Plan; Draft Official Plan Amendment; Emergency Services Assessment; Employment Needs Assessment; Energy and Climate Change Assessment Report; Indigenous Community Consultation Summary and Comment Response; Financial Impact Analysis; Functional Servicing Report; Housing Assessment; Phasing Plan; Planning Justification Report; Public Consultation Summary and Comment Response Report; Noise Impact Study; Odour Impact Assessment; Recreation Needs Assessment; School Accommodation Issues Assessment; Subwatershed Study (Phase 1); and	require the fo Planni	entified submission ements directly relate to llowing Provincial ing Statement policies ngst others): Agricultural Impact Assessment (2.3.2.1 c), d), e), f)) Concept Plan (2.3.2.1 a), g)); Draft Official Plan Amendment; Emergency Services Assessment (3.1.3); Employment Needs Assessment (2.8.2); Energy and Climate Change Assessment Report (2.9.1); Indigenous Community Consultation Summary and Comment Response (6.2.2); Financial Impact Analysis (3.1.1); Functional Servicing Report (3.6.1); Housing Assessment	
xix.	Transportation Management	xix.	Transportation Management		(2.2.1);	

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[Diana / Church	
	Plan / Study.	Plan / Study.	 xi. Phasing Plan (2.3.1.6); xii. Planning Justification Report (all policies); xiii. Public Consultation Summary and Comment Response Report (6.2.3); xiv. 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).
in Co to Co i. Co i. Co i. Co i. Co b b b b b b b b b b b b b b b b b b	c) Where the applicant of a privately nitiated urban boundary expansion Official Plan Amendment has opted o not proceed through a Formal Consultation: . Notwithstanding Section F.1.19.16, all Other Information and Materials dentified in F.1.2.1 shall be submitted or a privately initiated urban boundary expansion application to be deemed complete.	 c) Where the applicant of a privately initiated urban boundary expansion Official Plan Amendment has opted to not proceed through a Formal Consultation: i. Notwithstanding Section F.1.19.16, all Other Information and Materials identified in F.1.2.1 shall be submitted for a privately initiated urban boundary expansion application to be deemed complete. 	Consistent with the City's proposed policies respecting issuing Formal Consultation waivers for new Official Plan Amendment applications submitted through Report PED24134.
	i. The City shall not provide the applicant a waiver letter that emoves the requirement to submit any of the Other Information and	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	Materials identified in F.1.2.1.b	
	d) Other information and material	d) Other information and material	
	submitted in support shall be in	submitted in support shall be in	
	accordance with endorsed Terms of	accordance with endorsed Terms of	
	Reference and in accordance with	Reference and in accordance with	
	the Framework for Processing and	the Framework for Processing and	
	Evaluating Urban Boundary	Evaluating Urban Boundary	
	Application applications.	Application applications.	
	e) Notwithstanding Policy F.1.17.4	e) Notwithstanding Policy F.1.17.4	This policy implements the
	where an application has been	where an application has been	direction in the Framework for
	received for an Official Plan	received for an Official Plan	enhanced public notification.
	Amendment to expand the urban	Amendment to expand the urban	
	boundary, the following additional	boundary, the following additional	Note that this policy also
	public participation and notification	public participation and notification	provides flexibility to staff to
	requirements apply:	requirements apply:	approve alternative locations
			of public notice signs where the
	i. Where feasible, provide multiple	i. Where feasible, provide multiple	applicant has land use and/or
	public notice signs at approximately	public notice signs at approximately	ownership constraints on where
	500 metre intervals of the subject	500 metre intervals of the subject	they can install a sign.
	lands frontage along public rights-of-	lands frontage along public rights-of-	
	way.	way.	
	ii. Any required written notice shall be	ii. Any required written notice shall be	
	provided to every owner of land	provided to every owner of land	
	within 400 metres of the proposed	within 400 metres of the proposed	
	urban expansion area.	urban expansion area.	
	iii. The City may hold at least one (1)	iii. The City may hold at least one (1)	
	Open House in advance of the	Open House in advance of the	
	statutory public meeting.	statutory public meeting.	
F 2 0 10 (man)			
F.3.2.19 (new)	Insert new Policy F.3.2.19 and	F.3.2.19 Indigenous Community	Requested by Indigenous
	renumber subsequent policies	Consultation Summary and	communities the City consulted
	accordingly.	Comment Response	with.

F.3.2.19 Indigenous Community	An Indigenous Community
Consultation Summary and Comm	
Response	Comment Response shall be
	submitted as part of a complete
An Indigenous Community	application for any privately initiated
Consultation Summary and Comm	
Response shall be submitted as po	art application and shall include:
of a complete application for any	
privately initiated urban boundary	i) Documentation demonstrating that
expansion application and shall	the applicant has informed local
include:	Indigenous communities of the
	proposed expansion and requested
i) Documentation demonstrating t	hat input;
the applicant has informed local	
Indigenous communities of the	ii) Documentation that the applicant
proposed expansion and requeste	ed has shared its draft Terms of
input;	Reference for the Subwatershed
	Study (Phase 1) and requested input;
ii) Documentation that the applice	ant and,
has shared its draft Terms of	
Reference for the Subwatershed	iii) Documentation of any meeting
Study (Phase 1) and requested inp	put ; notes and/or comments received
and,	from the Indigenous Community.
iii) Documentation of any meeting	
notes and/or comments received	
from the Indigenous Community.	

Volume 1: Chapter G – Glo	issary		
Municipally Initiated Comprehensive Review	Add definition of Municipally Initiated Comprehensive Review to Chapter G-Glossary. 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.	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.	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	Add definition of Privately Initiated Urban Boundary Expansion Application to Chapter G-Glossary.	Privately initiated urban boundary expansion application: Means an application submitted under the Planning Act to the City of Hamilton to amend the location of the Urban Boundary.	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	Add definition of Urban Expansion Area to Chapter G – Glossary.	Urban Expansion Area: Means any lands added to the Urban Boundary through a Privately initiated urban boundary expansion application.	Provides clarity.

Volum	e 1: Schedule H – Other Information and Materials	Ŧ								r							
)fficia men				oning Imen					Plan (visio				Plan ntrol	
Study	/ Material Name	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		\checkmark	>			\checkmark	\checkmark									
3	Aggregate/Mineral Resource Analysis		\checkmark	\checkmark			\checkmark	\checkmark									
4	Agricultural Impact Assessment			\checkmark				\checkmark				\checkmark				\checkmark	
5	Air Drainage Analysis Brief				\checkmark				\checkmark				\checkmark				\checkmark
6	Air Quality Study		\checkmark	~			\checkmark	\checkmark			\checkmark	\checkmark					\checkmark
7	Archaeological Assessment		<				>				>				\checkmark		
8	Channel Design and Geofluvial Assessment		>				>						>				>
9	Chloride Impact Study		\checkmark				~				>				\checkmark		
10	Complete Application Compliance Summary / Summary Response to Formal Consultation Comments	~				>				~				>			
11	Concept Plan	\checkmark				>				~							
12	Concept Plan (Urban Boundary Expansion)			>													
12	Construction Management Plan												\checkmark				\checkmark

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			Officia Amen				oning Amen					Plan (visio	-		Site Cor	Plan Itrol	
Stud	y / Material Name	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary
13																	
13 14	Contaminant Management Plan				~				~				~				~
14 15	Cost Recovery Agreement	~				~				~							~
15 16	Cultural Heritage Assessment – Documentation and Salvage Plan				~				~				~				~
16 17	Cultural Heritage Impact Assessment		~				~				~				~		
17 18	Cut and Fill Analysis				~				~				~				~
18 19	Cycling Route Analysis	~				~				~							
19 20	Design Review Panel Summary of Advice and Response			\checkmark				\checkmark				\checkmark				>	
20 21	Draft Official Plan Amendment/ Draft Zoning By-law Amendment	~				~											
21 22	Dust Impact Analysis				~				~				~				~
22 23	Elevations													~			
23 24	Elevations (Conceptual)	~				~				~							
25	Emergency Services Assessment (Urban Boundary Expansion)			~													
26	Energy and Climate Change Assessment Report			\checkmark													

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				al Pla dmei			oning					Plan ivisio				Plan trol	
Study	/ Material Name	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary
	(Urban Boundary Expansion)																
24 27	Energy and Environmental Assessment Report				\checkmark				~				~				~
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		~	~			\checkmark	~			~	\checkmark			~	~	
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)			\checkmark													
31 35	Fish Habitat Assessment		>				~				~				>		
32 36	Floodline Delineation Study/ Hydraulic Analysis		~				~				~				~		
33 37	Full Disclosure Report		~				~				~				~		
34 38	Functional Servicing Report	~				~				~				~			
35	General Vegetation Inventory	\checkmark				\checkmark				\checkmark				\checkmark			

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				al Pla dme			oning Amen					Plan ivisio				Plan ntrol	
Stud	y / Material Name	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary
39																	
36 40	Grading Plan	~				~				~				~			
41	Housing Assessment (Urban Boundary Expansion)			\checkmark													
37 42	Housing Report				~				~				~				~
38 43	Hydrogeological Study			~				~		~				~			
39 44	Impact Assessment for new Private Waste Disposal Sites				~				~				~				\checkmark
45	Indigenous Community Consultation Summary and Comment Response (Urban Boundary Expansion)			~													
40 46	Karst Assessment/Karst Contingency Plan		~				~				~				\checkmark		
41 47	Land Use Compatibility Study			~				~								~	
4 2 48	Land Use in the Vicinity of Existing Pipelines Study		~				~				~				\checkmark		
43 49	Land Use/ Commercial Needs and Impact Assessment				~				~								
44 50	Landfill Impact Assessment		~	~			~	~			~	\checkmark			~	~	
4 5 51	Landscape Plan									~				~			
46	Landscape Plan (Conceptual)	~				~											

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			Officia Amen				oning Amen					Plan ivisio				Plan ntrol	
Stud	y / Material Name	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary
52																	
47 53	Light Impact Assessment			~				\checkmark				~				~	
4 8 54	Limit of Core Areas or Limit of Conservation Authority Regulated Area		~				~				~				~		
4 9 55	Linkage Assessment		~				~				~				~		
50 56	Market Impact Study				~				~								
51 57	Master Drainage Plan				~				~				~				\checkmark
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		~				~				~				~		
58 64	Noise Impact Studies (Noise Feasibility and/or Detailed Noise Study)		~	~			~	~			~	~			~	~	
59	Nutrient Management Study				\checkmark				\checkmark				\checkmark				\checkmark

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)fficia Imen				oning Amen					Plan (visio			Site Cor		
Study	/ Material Name	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary
65																	
60 66	Odour Impact Assessment		~	~			~	~			~	~			~	\checkmark	
61 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				~				~				~				
70 76	Restoration Plan				~				~				~				~
71 77	Right of Way Impact Assessment			~				~				~				~	
72	Roadway/Development Safety Audit				\checkmark				\checkmark				\checkmark				

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Stud	y / Material Name	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary
78																	
73 79	Approved Source Water Protection Restricted Land Use Application (Section 59 Notice)		\checkmark				~				~				~		
74 80	School Accommodation Issues Assessment				~				~								
81	School Accommodation Issue Assessment (Urban Boundary Expansion)			~													
75 82	School and City Recreation Facility and Outdoor Recreation/Parks Issues Assessment				~				~				~				
76 83	Servicing Plan				\checkmark				\checkmark	\checkmark				~			
77 84	Shoreline Assessment Study/Coastal Engineers Study		\checkmark				~				~				~		
78 85	Site Lighting Plan												~				~
79 86	Site Plan and Floor Plans													~			
80 87	Slope Stability Study and Report		~				~				~				~		
81 88	Soil Management Plan												~				~
82 89	Soils/Geotechnical Study			~				~		~				~			
83 90	Species Habitat Assessment	1	~				~				~				~		
84	Storm Water Management Report/Plan and/or update to an	~				\checkmark				\checkmark				~			

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)fficia men				oning					Plan (visio			Site Cor	-	
Study	r / Material Name	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary
91	existing Storm Water Management Plan																
85 92	Sub-watershed Plan and/or update to an existing Subwatershed Plan				\checkmark				~				~				
93	Subwatershed Study (Phase 1) (Urban Boundary Expansion)			~													
86 94	Sun/Shadow Study				~				~				~				~
87 95	Survey Plan (Real Property Report)	~				~				~				~			
88 96	Transit Assessment				~				~				~				
89 97	Transportation Demand Management Options Report				~				~				~				~
90 98	Transportation Impact Study	~				~							~				~
91 99	Tree Management Plan/Study (City-owned trees and / or within 3 metres of ROW)	~				~				>				>			
92 100	Tree Protection Plan (Private trees)	~				~				>				>			
93 101	Urban Design or Architectural Guidelines with Control Architect											~					
94 102	Urban Design Report/ Brief				~				~				~				\checkmark
95 103	Vibration Study		~				~				~				~		
96	Visual Impact Assessment		\checkmark	\checkmark			\checkmark	\checkmark			\checkmark	\checkmark			\checkmark	\checkmark	

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				al Pla dmer			ning					Plan o visio			Site Cor	Plan trol	
Study	/ Material Name	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary
104																	
97 105	Water and Wastewater Servicing Study	~				~				~				~			
98 106	Watermain Hydraulic Analysis					<				<				>			
99 107	Water Well Survey and Contingency Plan			~				~				~				~	
100 108	Wildland Fire Assessment (OPA 167)												~				~
101 109	Wind Study			~				~				~				~	
102 110	Zoning Compliance Review					~				~				~			
103 111	3D Model			>				~				>				~	