



WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

April 8, 2025

PED24109(b) – Official Plan Amendments and Final Framework for Processing and Evaluating Urban Boundary Expansion Applications

Presented by:

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Purpose of the Report

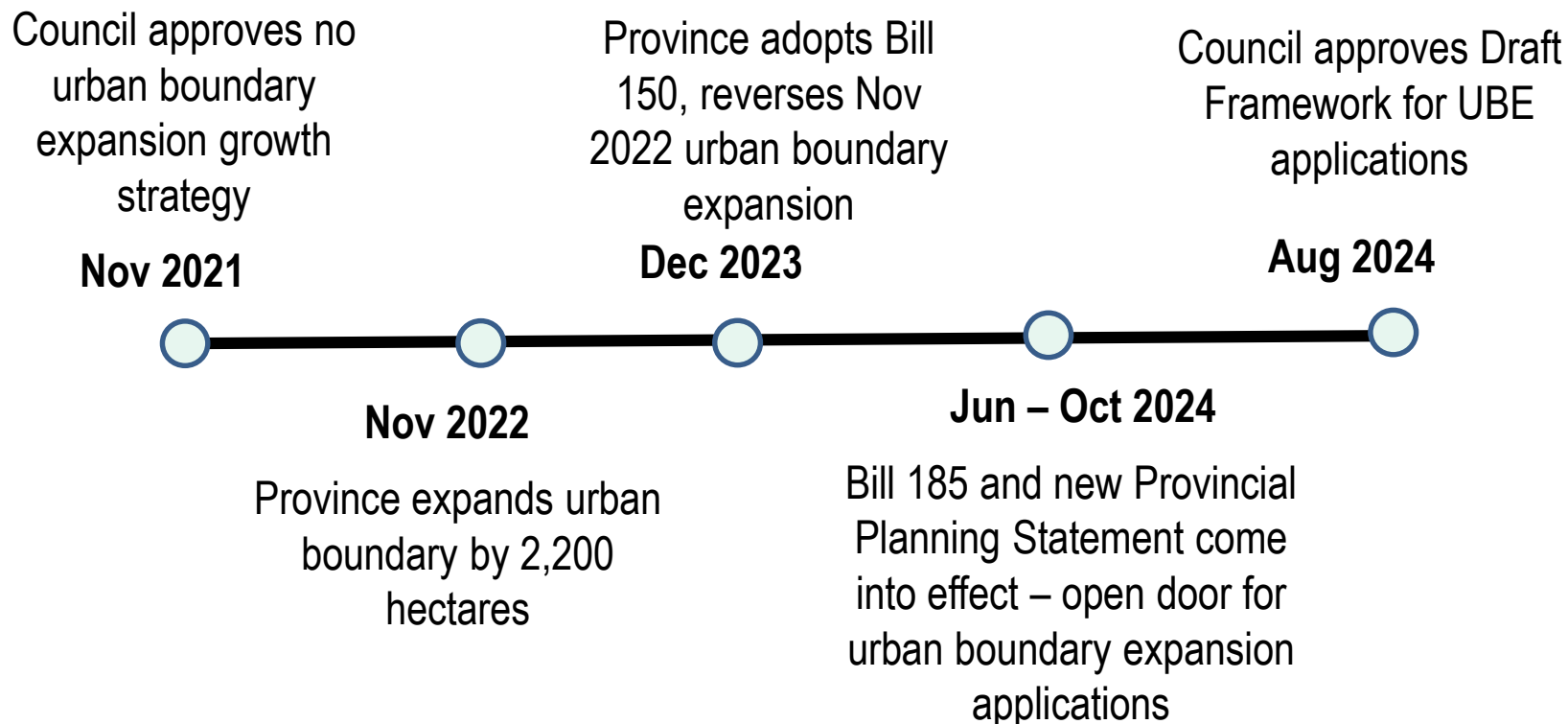
- Present what was heard through the City's engagement on the Draft Framework for Processing and Evaluating Urban Boundary Expansion applications.
- Seek approval of a Final Framework for Processing and Evaluating Urban Boundary Expansion Application Applications.
- Seek approval of amendments to the Urban and Rural Hamilton Official Plan to enshrine the requirements of the Final Framework into policy.
- Seek approval of new Terms of References for urban boundary expansion submission requirements.

Framework for Processing and Evaluating Urban Boundary Expansion Applications



Timeline of Urban Boundary Decisions

PED24109(b)



Previous Direction on a Framework for Processing and Evaluating Urban Boundary Expansion Applications

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- Staff apply the Draft Framework in reviewing urban boundary expansion applications
- Undertake community and Indigenous consultation on the Draft Framework
- Establish a new team within Planning & Economic Development to lead the review of urban boundary expansion applications
- Authorize \$1.5 million be added to the tax supported OLT Appeals Capital Account through the 2025 budget
- Amend Tariff of Fees By-law to include new, graduated, Official Plan Amendment application fees for urban expansion applications
- Undertake additional work on requiring Financial Impact Assessments to compare greenfield infrastructure costs with growth through intensification on a per hectare basis

Components of the Draft Framework

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A

Establishes Urban Boundary Expansion Submission Requirements

Part A outlines the specific plans and technical studies required for any urban boundary expansion application. These include existing requirements found in the City's Official Plans and new requirements specifically designed for urban boundary expansion applications, like a Housing Needs Assessment and an Emergency Services Assessment.



Required Submissions:



Growth Allocation -
Housing Assessment
Report



Fiscal Impact
Assessment



Energy and Climate
Change Assessment
Submission



Public
Engagement



Subwatershed
Study



Concept
Plan

B

Key Considerations

Part B outlines the factors the City will consider when evaluating urban boundary expansion applications to ensure a comprehensive and rigorous review process. The key considerations are informed by the Planning Act, the Provincial Planning Statement and the goals and objectives of the Urban Hamilton Official Plan and Rural Official Plan.



Considerations for Assessing Applications:



Growth Allocation

Does the expansion application contribute to sustainable urban growth?
Does it impact the City's planned intensification within the built up area?



Climate Change

How does the application address the City's climate change objectives?
What strategies are included to promote sustainable transportation, energy-efficient buildings, and climate resilience?



Natural Hazards

Are potential natural hazards such as flooding sufficiently addressed to ensure the safety of future residents?



Transportation Systems

Are there plans to connect the development to the city's existing and planned transportation infrastructure? Do these plans prioritize active transportation, public transit, and efficient road networks?



Natural Heritage and Water Resources

What measures are proposed to protect and enhance natural heritage features and water resources?



Cultural Heritage Resources

What is the plan to identify and protect cultural heritage resources in the area?

Land Use Compatibility

How will the proposed land uses in the application avoid and protect nearby sensitive land uses, such as prime agricultural land, significant wildlife habitat, or wetlands? Will the application create any land use conflict with existing or planned uses?



Infrastructure and Public Service Facilities

How will the proposal's infrastructure and public services requirements impact the city's current servicing capacity, transportation networks, and emergency services?



Municipal Finance

How does the application ensure financial sustainability for the City of Hamilton, taking into account the costs of infrastructure, public services, and the overall impact on the City's finances?



Complete Communities

What is the vision for creating a complete community within the proposed development area? What mix of land uses, housing options, community facilities, and public spaces are proposed to promote social equity, quality of life, and a sense of belonging?



Agricultural System

Does the expansion application prioritize development on non-prime agricultural lands, minimizing impacts on prime agricultural areas and specialty crop areas?



C

Outlines a Clear Process for Submission, Review, and Public Engagement



Part C details the process for submitting an urban boundary expansion application for review. Importantly, it outlines the enhanced public and Indigenous community consultation requirements the City has added beyond the minimum legal requirements, including notification methods, and ways to review the applications. It sets out a process in which the City would consider urban boundary expansion applications within the 120 day time frame required by the Province.

Pre-Submission Meetings

Proponent can request preliminary meetings with City staff to discuss application requirements

1

Formal Consultation

Applicant is strongly encouraged to enter Formal Consultation, allowing City staff to advise on submission requirements in a coordinated manner

3

Expansion Application Submitted

The City has 30 days to determine if the application is complete

5

Circulation and Review

City departments and external agencies review the application

7

Statutory Public Meeting & Recommendation Report

City Planning staff prepare a report with their recommendation and Planning Committee holds a statutory public meeting

9

Ontario Land Tribunal Makes Final Decision on Application

Applicant can appeal if the City rejects application or doesn't decide within 120 days

11

Indigenous Community Consultation

Applicant is strongly encouraged to consult with Indigenous communities

2

Pre-Submission Community Meeting

Applicant is strongly encouraged to hold a community meeting to discuss the project and gather feedback

4

Enhanced Public Notification

The City will notify the public and nearby landowners about the application

6

Open House

The City may hold an Open House to gather input from the community

8

Final Council Decision

City Council decides whether to approve or reject the boundary expansion

10

Engagement on Draft Framework

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- Infographics and short video
- Letters to all landowners within and near the white belt (7,000+ properties)
- Four Open Houses (three in person, one virtual) attended by 292 people
- Newspaper and Social media notices
- Presentations to:
 - Rural and Agricultural Affairs Committee;
 - Climate Change Advisory Committee; and,
 - Development Industrial Liaison Group
- Input from External Review Agencies
- Meetings with Six Nations and Mississaugas of the Credit First Nation



WE WANT TO HEAR FROM YOU!

The City of Hamilton is seeking feedback on the Urban Boundary Expansion Framework

HOW YOU CAN PARTICIPATE

Attend an In-Person or Virtual Open House

IN-PERSON:

Tuesday November 26, 2024 / 12-9pm
Hamilton Convention Centre, Chedoke Ballroom
1 Summers Lane, Hamilton

Thursday November 28, 2024 / 6-9pm
Ancaster High Secondary School, Main Gym
374 Jerseyville Rd W, Ancaster

Tuesday December 3, 2024 / 6-9pm
Gatestone Elementary School
127 Gateston Dr, Hamilton

VIRTUAL:

Thursday December 5, 2024 / 7-8:30pm
To register please visit:
<https://engage.hamilton.ca/ubeapplicationframework>

Residents in need of accessibility requirements to be able to review the material and provide input are asked to contact Urbanboundary@hamilton.ca or at 905-546-2424 Ext. 5863

The City of Hamilton supports a firm urban boundary and responsible growth. However, the Ontario government has introduced significant changes to municipal planning rules (Bill 185). These changes pose a direct challenge to the City's existing, provincially approved, Official Plan.

In response to these Provincial changes, the City of Hamilton has developed a Draft Framework for processing and evaluating Urban Boundary Expansion applications. We are actively seeking public input to shape the final version of the Urban Boundary Expansion Framework.

engage.hamilton.ca

What We Heard

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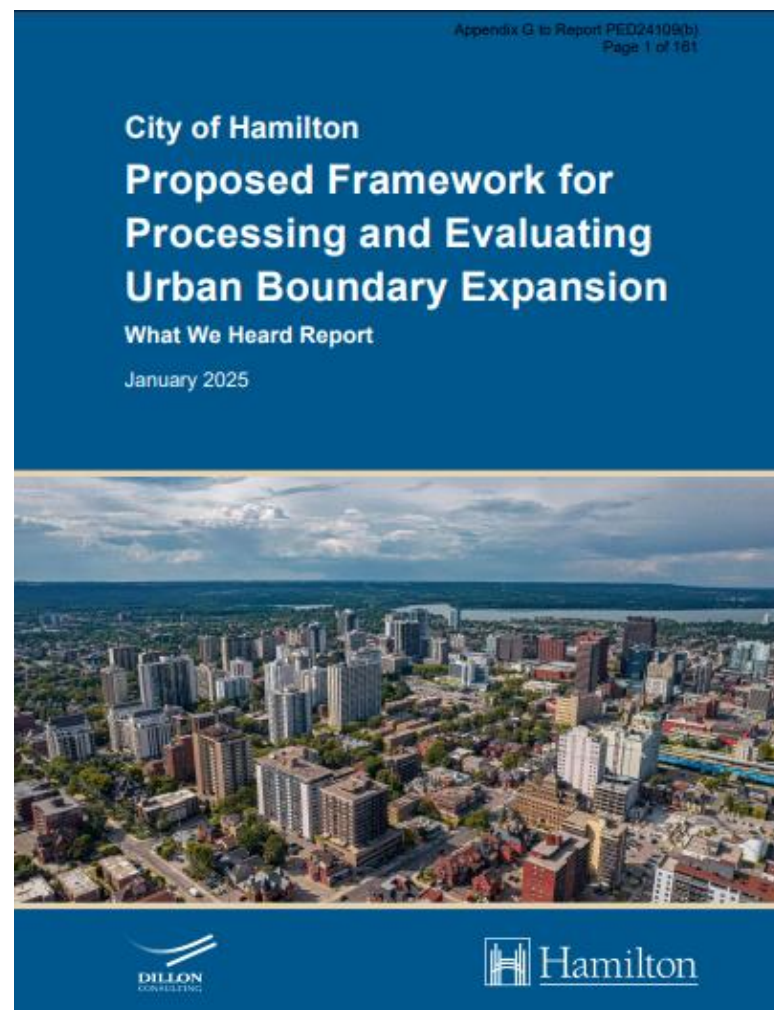
550 separate comments received

From the Public:

- Broad support for a transparent and robust process evaluating urban boundary expansions
- Large portion of people felt Provincial changes undermined the City's ability to manage growth and maintain a firm urban boundary
- Some support for carefully planned urban expansions to address housing affordability and population growth

From Indigenous Communities

- Concerns with Provincial changes
- Requests to be consulted early on applications



Part A

Added a requirement for the submission of an Indigenous Community Consultation Summary and Comment Response as part of any urban boundary expansion application.

Part B

- Added a Process and Transparency consideration.
- Added a consideration of whether the proposed expansion would have a positive impact on housing affordability within the City.
- Added a consideration of the ecological services value of natural heritage features within the expansion area.
- Added a consideration of whether the proposed expansion includes measures that would strengthen protection of biodiversity.

Part C

No significant changes to the Draft Framework's enhanced notification requirements.

Recommended Official Plan Amendments to Implement the Framework

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Adds the Framework requirements into the Official Plans, including:

- A policy that any urban boundary expansion application will be processed in accordance with the Framework;
- Policies to establish the submission requirements included in Part A of the Framework;
- Policies carrying forward considerations from Part B of the Framework; and,
- Policies to establish the notification requirements for urban boundary expansion applications in Part C of the Framework.

Adds policies to recognize that privately initiated urban boundary expansion applications can be submitted despite the Official Plan's firm urban boundary growth strategy. This includes policies related to the servicing of approved expansion areas.

Staff recommend approval of new Terms of Reference for the following technical materials required for expansion proposals:

- Subwatershed Study (Phase 1)
- Energy and Climate Change Assessment
- Emergency Services Assessment
- School Accommodation Issues Assessment
- Concept Plan
- Financial Impact Analysis

Dillon Consulting investigation of per hectare financial impact comparison of greenfield and intensification development.

- Recommendation that the Terms of Reference for a Financial Impact Analysis include a per hectare servicing revenue/cost estimate for the proposed expansion area.
- Concluded that a comparative analysis would be technically complex, have a high degree of variability and limited available data would make it challenging for accurate comparisons between different intensification areas and proposed greenfield expansions.

Staff Recommendations

- Establishes clear submission requirements by outlining the required technical plans and studies that must accompany any urban boundary expansion application.
- Prioritizes key considerations that matter to Hamilton for a more rigorous review process, addressing issues such as impacts on farmland, infrastructure capacity and costs, and financial viability.
- Sets out a clear process for public and Indigenous notification and review of any urban boundary expansion application, going beyond the minimum requirements of the Planning Act.



Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE

Urban Boundary Expansion Applications Received PED24109(b)

Appendix D to Report PED24109(b)
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