



WELCOME TO THE CITY OF HAMILTON

# PLANNING COMMITTEE

April 8, 2025

# Implementation of Changes to Section 41 of the Planning Act – Site Plan Approval, in Response to Provincial Bill 185 (PED24175a) (City Wide)

Presented by: Mark Kehler

# Background - Timeline

- October 18, 2024 – Planning Committee approved a new Site Plan Control By-law that implemented changes to the *Planning Act* made by Provincial Bill 185. Staff were directed to consult further with the development industry on the proposed introduction of lapsing provisions for site plan approvals.
- November 8, 2024 – Special Development Industry Liaison Group meeting at City Hall.
- January 20, 2025 – revised lapsing provisions presented to the Development Industry Liaison Group.

# Background – Lapsing Provisions

- Introduced through Bill 185 as a tool to address “stalled” developments that can limit progress on meeting provincial housing targets.
- Addresses administrative challenges related to infrastructure planning and policy changes.
- Resets development charge “lock-in” dates for applications submitted after January 1, 2020 that currently can be held indefinitely.

# Initial Proposed Lapsing Provisions

- Three year lapsing of Conditional Site Plan Approval plus a one-time, one year extension subject to criteria.
- No lapsing of Final Site Plan Approval.
- Automatic one year extension for existing Conditional Site Plan Approvals that have passed or are nearing their lapsing date.

# What We Heard

- Concerns regarding the financial impact of site plan lapsing due to existing development charge “lock-in” dates held for applications submitted on or after January 1, 2020.
- Feedback that delays obtaining final site plan approval are sometimes due to factors that are outside of the developer’s control.
- Request to re-introduce phasing of conditional site plan approvals.

# Revised Lapsing and Phasing Provisions

PED24175a

- Two one-year extensions to Conditional Site Plan Approval instead of one.
- Extension criteria for cases where the applicant is unable to get clearance on a condition from an outside agency or where there are delays in the completion of City infrastructure projects.
- Six year lapsing of Conditional Site Plan Approval for applications submitted between January 1, 2020 and the date of the passing of this Site Plan Control By-law amendment.
- Re-introduction of the phasing condition for all site plans



Hamilton

# THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE