

SUMMARY OF POLICY REVIEW

The following policies, amongst others, apply to the proposal.

Provincial Planning Statement (2024)		
Theme and Policy	Summary of Policy or Issue	Staff Response
Settlement Areas Policy: 2.3.1.1	Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.	The subject lands are located within a settlement area. The proposal is consistent with this policy.
Employment Areas Policy: 2.8.2.1	Planning authorities shall plan for, protect, and preserve employment areas for current and future uses, and ensure that the necessary infrastructure is provided to support current and projected needs.	The subject lands are located within an employment area. The proposed development of a waste processing facility is considered a major facility. Employment areas are an appropriate location for major facilities. The proposal is consistent with this policy.
Land Use Compatibility Policy: 3.5.1	Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise, and other contaminants, minimize risk to public health and safety, and to ensure the long term operational and economic viability of major facilities in accordance with provincial guidelines, standards, and procedures.	The subject lands are located within an employment area. The adjacent “Core Area” is considered a sensitive land use. However, the proposed facility is located within an existing building, located approximately 147 metres from the “Core Area”, Soil and water generated by the facility will be stored within the building. Impacts to sensitive land uses are not anticipated. The proposal is consistent with this policy.

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Waste Management Policy: 3.7.1	Waste management systems need to be planned for and provided that are of an appropriate size, type, and location to accommodate present and future requirements, and facilitate integrated waste management.	<p>The subject lands are located within an employment area. The adjacent “Core Area” is considered a sensitive land use. However, the proposed facility is located within an existing building. Impacts to sensitive land uses are not anticipated. The proposed development is in an appropriate location.</p> <p>The proposal is consistent with this policy.</p>
Urban Hamilton Official Plan		
Strong Economy Policy: B.3.1.1	The City shall strengthen its economy by directing business activity to suitable locations as identified on Schedules E-Urban Structure and E-1 – Urban Land Use Designations.	<p>The subject lands are designated “Industrial Land” on Schedule E-1 – Urban Land Use Designations in the Urban Hamilton Official Plan. A review of the land use designations is provided below.</p> <p>The proposal complies with this policy.</p>
Employment Area – Industrial Land Designation – Function and Permitted Uses Policies: E.5.3.1 and E.5.3.2	The range of permitted uses allow for a wide range of employment activity, including heavy industrial uses and transitional uses on lands traditionally used for industry. The Employment Area – Industrial Land designation applies to the Bayfront, East Hamilton, Dundas, and the Glen Road/Tope Crescent Employment Areas, identified on Schedule E-1 – Urban Land Use Designations.	<p>The subject lands are designated “Industrial Land” on Schedule E-1 – Urban Land Use Designations in the Urban Hamilton Official Plan. The proposed development is a waste processing facility. The facility accepts liquid soil mixtures from hydro-evacuation trucks and then separates it via a combination of settling, screening, heat evaporation, and filtration into dry soil and clean water.</p> <p>The proposed use of a waste processing facility is permitted within the General Industrial (M5, 433) Zone.</p> <p>The proposal complies with these policies.</p>

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<p>Employment Area – Industrial Land Designation – Function and Permitted Uses</p> <p>Policies: E.5.3.1 and E.5.3.2</p> <p>(continued)</p>	<p>The following uses may be permitted on lands designated Employment Area – Industrial Land on Schedule E-1 – Urban Land Use Designations, in accordance with the Zoning By-law: waste processing facilities and waste transfer facilities.</p>	
<p>Employment Area – Industrial Land Designation – Waste Management Facilities – General Policies</p> <p>Policy: E.5.3.6</p>	<p>New waste management facilities shall be evaluated on the basis of the following criteria:</p> <ul style="list-style-type: none"> • Compatibility between existing sensitive land uses and the proposed waste management facility; • Protection of public health and safety; • Protection of the natural heritage system and cultural heritage resources; • Capacity to effectively service prospective waste management facilities, including traffic management, adequate water and wastewater services and storm water management facilities; and, • Appropriate site design, including access, parking, building design and setbacks, outdoor storage, noise and odour abatement, and visual barrier requirements. 	<p>The subject lands are located within an employment area. The adjacent “Core Area” (Hamilton Harbour) is considered a sensitive land use. However, the proposed facility is located within an existing building. Impacts to sensitive land uses, public health and safety, and natural heritage features are not anticipated.</p> <p>Condition (b) of Appendix B attached to Report PED25091 requires that a Site Plan Control application be approved. Issues such as traffic management, services, and storm water management, parking, outdoor storage, and visual barrier will be addressed through the Site Plan Control process.</p> <p>Condition (a) of Appendix B attached to Report PED25091 requires that the applicant demonstrate that an access easement is in place to provide access to a public right-of-way.</p>

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Employment Area – Industrial Land Designation – Waste Management Facilities – General Policies Policy: E.5.3.6 (continued)		<p>The facility will accept a total of 60 hydro evacuation trucks per day. Incoming hydro evacuation trucks are expected to queue along the site access route, which is approximately 1,700 metres long.</p> <p>The proposal complies with this policy.</p>
Employment Area – Industrial Land Designation – Waste Management Facilities – General Policies Policy: E.5.3.6.2	<p>The City shall provide comments to the Ontario Ministry of the Environment concerning applications for a Certificate of Approval for Waste Disposal site, as required under Part V of the <i>Environmental Protection Act</i> and/or any other applicable legislation for the approval of new waste management facilities or expansions or alterations to existing waste management facilities within the City of Hamilton.</p>	<p>Staff recommend that a copy of Report PED25091 be forwarded to Waste Approvals, Environmental Permissions Branch of the Ontario Ministry of the Environment, Conservation and Parks for their consideration of the proposed waste processing facility.</p> <p>The proposal complies with this policy.</p>
Employment Area – Industrial Land Designation – Waste Management Facilities – General Policies Policy: E.5.3.6.5	<p>Waste management facilities, including expansions, shall be subject to site plan control, in accordance with the policies in Section F.1.7 – Site Plan Control.</p>	<p>Condition (b) of Appendix B attached to Report PED25091 requires that a Site Plan Control application be approved.</p> <p>The proposal complies with this policy.</p>

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<p>Employment Area – Industrial Land Designation – Waste Processing Facilities and Waste Transfer Facilities</p> <p>Policy: E.5.3.7</p>	<p>Waste processing facilities and waste transfer facilities, including expansions, shall be located a minimum of 300 metres from a sensitive land use within the Neighbourhoods, Institutional or Commercial and Mixed Use designations.</p>	<p>The subject lands are not located within 300 metres of lands designated “Neighbourhoods”, “Institutional”, or “Commercial” and “Mixed Use”.</p> <p>The proposal complies with this policy.</p>