

DEVELOPMENT APPLICATION GUIDELINES



Hamilton

## **Land Use/Employment Needs and Impact Assessment (Privately Initiated Official Plan Amendments to Remove Lands from Designated Employment Areas)**

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### **PURPOSE:**

This document explains the process for the completion of a Land Use/Employment Needs and Impact Assessment which may be required for the submission of an Official Plan Amendment application under the *Planning Act*. All Land Use/Employment Needs and Impact Assessments shall follow the requirements referenced in this document.

The purpose of the Land Use/Employment Needs Impact Assessment for Privately Initiated Official Plan Amendments seeking to remove lands from designated employment areas is to assess whether there are sufficient designated employment lands remaining within the City of Hamilton for the forecasted employment to the planning horizon set out in the Official Plan, and to assess the impacts the removal application may have on the land base needs as a whole.

### **PREPARED BY:**

Where an Assessment is required, the required information should be incorporated into a Planning Justification Report as a separate section. Assessments are required to be prepared by a registered Urban Land Economist.

### **CONTENTS:**

Preliminary consultation with staff may be required prior to preparing a Land Use/Employment Needs Impact Assessment to confirm the terms of reference of the report. The contents of the Assessment shall be based on the requirements outlined below, which expand upon the policies of the Provincial Planning Statement (PPS 2024). An Assessment shall include an evaluation of the following:



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1. **Need for the Removal** – The Assessment shall be required to demonstrate that there is an identified need for the removal and that the land is not required for employment area uses over the long-term.
2. **Impact of the Removal** – The Assessment shall be required to demonstrate that the uses proposed for the subject lands will not negatively impact the overall viability of the employment area by:
  - a. Avoiding, or where avoidance is not possible, minimizing and mitigating potential impacts to existing or planned *employment area* uses.
  - b. Maintaining access to major goods facilities and corridors.

The proponent shall demonstrate that the proposed land use designation is appropriate for the planned function of the employment area and that the proposed use is compatible with existing employment uses to ensure that the long-term operational and economic viability of existing uses may continue.

3. **Access to Infrastructure and Public Service Facilities** – The Assessment shall assess whether there are existing or planned infrastructure and public service facilities available to accommodate the proposed land uses. The proponent shall be required to reference other technical studies submitted as part of the official plan amendment application.

The proponent shall be required to demonstrate that the removal of employment lands will not adversely affect the required density in alternative designated employment areas within the City.

4. **Impact on Designated Employment Lands** – The Assessment must demonstrate that the removal of the subject lands from the employment area will not negatively impact the sufficiency of employment lands within the City of Hamilton to accommodate projected employment growth to the horizon of the approved Urban Hamilton Official Plan and Rural Hamilton Official Plan.

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The Assessment may reference the findings/conclusions of other information and material provided as part of the application to remove the employment area in support of its conclusions. This includes infrastructure (e.g. Functional Services Report) and land use compatibility (e.g. Noise Impact Study) studies.

**REVIEWED AND APPROVED BY:** Sustainable Communities staff, Planning Division,  
Planning and Economic Development Department

A peer review of a Land Use/ Employment Need Impact Assessment may also be required.

**CONTACT:**

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