




COMMUNICATION UPDATE

TO:	Mayor and Members City Council
DATE:	November 4, 2022
SUBJECT:	Minister's Decision Received on Official Plan Amendment (OPA) 167 to the Urban Hamilton Official Plan and Official Plan Amendment 34 to the Rural Hamilton Official Plan (GRIDS 2 / MCR) (City Wide)
WARD(S) AFFECTED:	City Wide
SUBMITTED BY:	Jason Thorne General Manager Planning and Economic Development Department
SIGNATURE:	

The purpose of this Communication Update is to provide Council with an update on the Provincial review of Official Plan Amendment (OPA) 167 to the Urban Hamilton Official Plan (UHOP) and OPA 34 to the Rural Hamilton Official Plan (RHOP). The two OPAs were approved by Council on June 8, 2022 to implement the Council decision regarding the No Urban Boundary Expansion growth scenario resulting from the GRIDS 2 / MCR process. The OPAs, approved under Section 26 of the Planning Act, require approval of the Minister of Municipal Affairs and Housing (MMAH) prior to coming into force and effect.

The Minister's decision on the OPAs was received from the Ministry of Municipal Affairs and Housing at 5:00 pm today. In the interest of getting this information to you as quickly as possible, we are sending this Communication Update now, prior to staff having had time to fully review the Province's changes. The full Minister's decision is attached.

Staff will also be posting the Minister's decision to the GRIDS2/MCR website at <https://www.hamilton.ca/build-invest-grow/planning-development/grids>, and advising our GRIDS2/MCR stakeholder list that the Minister's decision is now available.

SUBJECT: GRIDS 2 / MCR – Update on Provincial Review of Official Plan Amendment (OPA) 167 to the Urban Hamilton Official Plan and OPA 34 to the Rural Hamilton Official Plan (City Wide) - Page 2 of 3

A full report, including staff's analysis, will be provided to Planning Committee on November 29, 2022.

Minister's Decision on OPA 167 to the UHOP and OPA 34 to the RHOP

The Minister's Decision consists of 77 modifications to the Urban Hamilton Official Plan, and 25 modifications to the Rural Hamilton Official Plan. Staff will be thoroughly reviewing the modifications and providing a report to Planning Committee on November 29, 2022 to outline the changes. In advance of this, based on staff's preliminary review, we can advise of the following notable changes to the Council-adopted plans:

- The Minister's decision expands the City's urban boundary to include the Twenty Road West, Twenty Road East, Elfrida and White Church lands, which staff estimate is approximately 2,200 gross hectares
- The Minister's decision removes the City's minimum intensification and density targets, and indicates that these will be established as part of a future Official Plan Amendment
- The Minister's decision amends the height and density permissions in the City's Community Nodes, such as Wilson Street in Ancaster, to allow up to 6 storeys as-of-right, and up to 8 storeys subject to certain design policies, without amendment to the Plan
- The proposed height limit of 30 storeys for high density residential uses, outside of the Downtown Secondary Plan Area, has been removed
- The Minister's decision provides for further expansions to the Urban Area of 40 hectares or less without needing a municipal comprehensive review
- The Minister's decision indicates that no development can happen in the new urban lands until such time as a Secondary Plan has been completed.

Greenbelt Plan

In addition to the Minister's decision on the City's Official Plan Amendment, today the Ministry of Municipal Affairs and Housing also posted proposed amendments to the Greenbelt Plan which would remove lands from the Greenbelt Area that could be suitable for residential development in the near term and is seeking feedback on the proposal. In the City of Hamilton, three areas are proposed to be removed from the Greenbelt as follows:

- Land located south of Garner Road West, west of Fiddlers Green Road, east of Shaver Road in the vicinity of Book Road

SUBJECT: GRIDS 2 / MCR – Update on Provincial Review of Official Plan Amendment (OPA) 167 to the Urban Hamilton Official Plan and OPA 34 to the Rural Hamilton Official Plan (City Wide) - Page 3 of 3

- Land located south of White Church Road East, west of Miles Road, north of Chippewa Road East, east of Upper James Street
- Land located at 331 and 339 Fifty Road

Maps of the lands proposed to be removed are found on the ERO posting. The comment period closes on December 4, 2022. Staff will bring forward comments on this ERO posting for Council's consideration through the November 29th Planning Committee Report.

The ERO posting can be accessed here: <https://ero.ontario.ca/notice/019-6216>

Next Steps

Staff will be further analysing the Minister's modifications to the UHOP and RHOP and will be providing a report to Planning Committee on November 29, 2022. Staff will also be assessing what follow-up work will be required as a result of the Minister's decision.

If you require any further information on the above matter, please contact Steve Robichaud, Director of Planning and Chief Planner by email at Steve.Robichaud@hamilton.ca or at (905) 546-2424 Ext. 4281, or, Christine Newbold, Manager of Sustainable Communities Section by e-mail at Christine.Newbold@hamilton.ca or at (905) 546-2424 Ext. 1279.

Attached

- Attachment 1 – Letter from Hannah Evans, Assistant Deputy Minister, Municipal Services Division– November 4, 2022
- Attachment 2 – Urban Hamilton OPA – Notice of Decision – November 4, 2022
- Attachment 3 – Rural Hamilton OPA – Notice of Decision – November 4, 2022
- Attachment 4 – Hamilton OPA 167 – Decision – Signed November 4, 2022
- Attachment 5 – Hamilton OPA 34 – Decision – Signed November 4, 2022