



Hamilton

Responding to Provincial Policy Changes:

Proposed Framework for Processing & Evaluating Urban
Boundary Expansion Applications

Virtual Open House
December 5, 2024

Land and Water Acknowledgement

The City of Hamilton is situated upon the traditional territories of the **Erie, Neutral, Huron-Wendat, Haudenosaunee and Mississaugas**. This land is covered by the **Dish With One Spoon Wampum Belt Covenant**, which was an agreement between the **Haudenosaunee** and **Anishinaabek** to share and care for the resources around the Great Lakes. We further acknowledge that this land is covered by the **Between the Lakes Purchase, 1792, between the Crown and the Mississaugas of the Credit First Nation**.

Today, the City of Hamilton is home to many Indigenous people from across Turtle Island (North America) and we recognize that **we must do more to learn about the rich history of this land so that we can better understand our roles as residents, neighbours, partners and caretakers**.

Presentation Agenda

1. Welcome and Introductions
2. Recent Provincial Policy Changes
3. Rationale for Establishing a Framework
4. The Draft Framework
5. To Participate Further
6. What Happens Next?
7. Questions & Answers (Q&A)
8. Closing Remarks

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Welcome

Thank you for participating in
the Framework for Processing &
Evaluating Urban Boundary
Expansion Applications Virtual
Open House.



engage.hamilton.ca/UBEapplicationframework

Staff Introduction



Charlie Toman

City of Hamilton
Program Lead - Policy
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Comprehensive Review



**Dave
Heyworth**

City of Hamilton
Manager of Sustainable
Communities



Morgan Boyco

Dillon Consulting
Associate



Laura Swyers

Dillon Consulting
Planner



- This meeting will be **recorded**.
- The presentation deck and recording will be available on the **Engage Hamilton website**
- If you are experiencing **technical difficulties** please let us know in the **chat**.



- Today, you can provide feedback using the **polls** and **chat** during this meeting or through the **survey** at the end of the presentation.
- Comments are directed to the presenters only and will be used for the purpose of **webinar issues and feedback**. Please use the **Q&A tool for questions**.



- Use the Questions & Answers (**Q&A**) **function** to ask questions. They will be answered at **specific points throughout the presentation**.
- Your **screen name** will be displayed on the questions you ask. You can choose to ask questions **anonymously**.



- Questions will be displayed for **all to see**. You can use **upvote** questions others have asked to have them answered first.
- Unanswered questions will be addressed on the Engage Hamilton website's **Q&A Page**. If you would like to ask questions at a later time you can email **urbanboundary@hamilton.ca**
- There will be a survey at the end.



Poll:

What part of Hamilton do you live in?

2

Recent Provincial Policy Changes

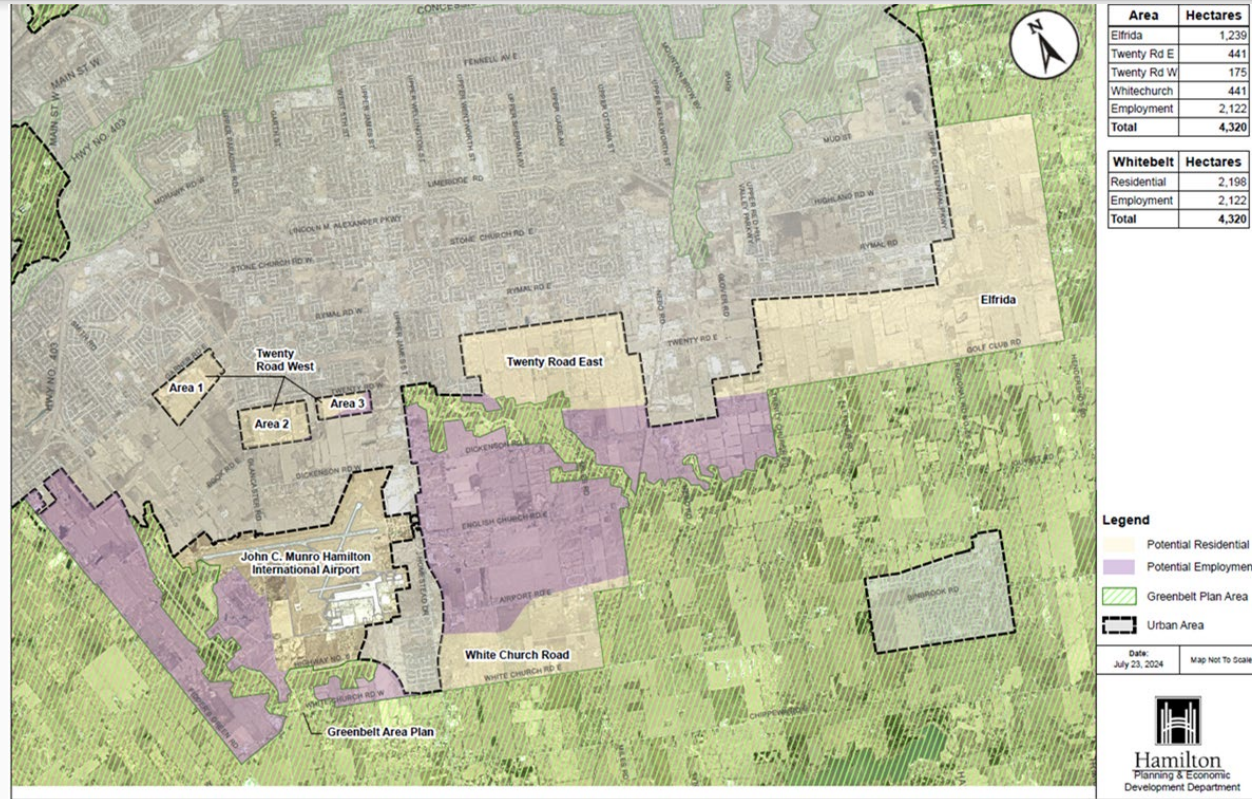


- New Provincial Policy Statement came into effect **October 20, 2024**
- New rules allow landowners to propose urban boundary expansions **at any time.**
- Proponents can appeal directly to the Ontario Land Tribunal if **Council's decisions are rejected or delayed.**
- Challenges Hamilton's **firm urban boundary** and existing Official Plans.

Responding to Provincial Policy Changes:

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Potential Urban Expansion Areas under the Provincial Planning Statement

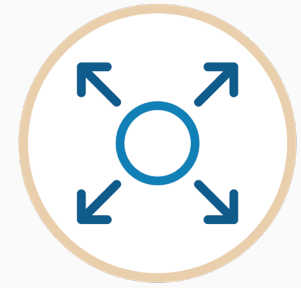


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How do the New Provincial rules affect Hamilton?



Anticipated Urban
Boundary Expansion
Applications



Challenges in
Maintaining a Firm
Urban Boundary



Green Space and Farmland
Preservation



Financial
Implications

Q&A Break

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Rationale for Establishing a Framework

- Bill 185 and the Provincial Planning Statement **challenge Hamilton's no urban expansion policy.**
- Urban boundary expansion applications will come in **despite policies in Hamilton's Official Plans.**
- Hamilton's Official Plans don't specify requirements for these applications.



The Draft Framework

Responding to Provincial Policy Changes:

Proposed Framework for Processing and Evaluating Urban Boundary Expansion Applications

Council Direction on Expansion Applications

- Council-Approved **Draft Framework for Processing and Evaluating Urban Boundary Expansion Applications.**
- Relates to **application completeness and quality**
- Establishes a **clear, transparent process** for receiving and processing applications.
- Made up of **Parts A, B, and C**

Part A

Submission Requirements

Outlines the **specific plans and technical studies** required for any urban boundary expansion application.

Standard Submission Requirements



Draft Official
Plan Amendment



Planning
Justification Report



Geotechnical
Study



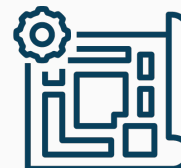
Cultural Heritage
Impact Study



Archaeological
Assessment



Karst
(Land Stability)
Assessment



Minimum Distance
Separation
Formulae



Noise Impact
Study

Part A: Submission Requirements

Enhanced Submission Requirements



Concept Plan



Energy and Climate
Change Assessment
Submission



Financial Impact
Analysis and
Financial Strategy



Phasing Plan



Functional
Servicing
Feasibility Report



Subwatershed
Study
(Phase 1)



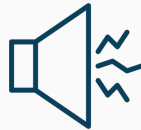
Agricultural
Impact
Assessment



Pedestrian Route
and Sidewalk
Analysis



Public Consultation
Summary



Noise Impact
Study



Transportation
Impact Study



Transit
Assessment



Odour Impact
Study

New Submission Requirements



Employment Needs
Assessment



Housing
Assessment



Emergency Service
Assessment
(Police, Fire,
Ambulance)



Tell Us:

Do you have any **questions** about these **submission requirements**?

Are there any **additional studies** that should be required in a urban boundary expansion application?

Part B

Key Considerations

Part B outlines the **factors** the City will consider when **evaluating** urban boundary expansion applications.



Growth Allocation



Transportation Systems



Land Use Compatibility



Natural Hazards



Municipal Finance



Cultural Heritage Resources



Natural Heritage & Water Resources



Climate Change



Agricultural System



Infrastructure & Public Service Facilities



Complete Communities



Tell Us:

What other '**Considerations**' should the City include in the **evaluation Framework**?

Do you have any **questions about these key considerations**?

Part C

Submission and Review Process

Part C: Outlines a clear process for **submission, review, and public engagement** within the **120 day** time frame.





Poll:

How would you like to be notified when an application for an urban boundary expansion is made?

Let us know in the **chat** if there are other options you would prefer.



Poll:

When would you like to be notified of a new urban boundary expansion proposal?

Let us know in the **chat** if there are other options you would prefer.



Poll:

How would you like to provide feedback on a new urban boundary expansion proposal?

Let us know in the **chat** if there are other options you would prefer.

CITY OF HAMILTON

PUBLIC NOTICE

OF COMPLETE APPLICATION(S) FOR AN URBAN BOUNDARY EXPANSION
AND PUBLIC MEETING(S) OF THE PLANNING COMMITTEE

| | |
|--|--|
| OWNER / APPLICANT: | |
| AGENT: | |
| SUBJECT LANDS: | |
| PURPOSE AND EFFECT OF THE PROPOSED OFFICIAL PLAN AMENDMENT / ZONING BY-LAW AMENDMENT | |

PROVIDE A LOCATION MAP ON SIGN
(SEE SAMPLE BELOW)



PUBLIC MEETING

DATE: [Enter Target Date]
TIME: [Enter Target Date]
LOCATION: [Enter Target Location]

The City of Hamilton is now conducting meetings in a hybrid format via an in-person and Webex platform. All Hybrid Meetings can be viewed at:
City's Website: www.hamilton.ca/MeetingAgendas

Inquiries Refer to File(s): [File(s)]

For where and when a copy of [the proposed Urban Boundary Expansion and information and material related to it] [additional information and material about the proposed By-law to amend the Zoning By-law] will be available for public inspection; or for a copy of the Notice of Complete Applications which was mailed to all land owners within 120 metres of the subject lands, please contact [Planner]

For more information about this matter, including information about preserving your appeal rights, contact [Planner].

Collection of Information

Information respecting this application is being collected under the authority of the Planning Act, R.S.O. 1990, c. P.13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public and will appear on the City's website unless you expressly request within your communication that City remove your personal information.

NB: TO SIGN MAKER: ALL WORDING CONTAINED ON THIS SHEET MUST BE INCLUDED ON THE SIGN.

Area of the information about **who** is submitting, the **affected lands**, and **purpose**

Area of the **Map** of the affected land

Area of the **public meeting details** (in-person and virtual)

Area of the **file number** and **Planner Contact Information**



Tell Us:

Does the **example notice** provide all of the information you would need to understand the urban boundary expansion application?

What we've heard so far



5 To Participate Further

To Participate Further:



- Review the **Draft Framework** and submit questions directly in the document on our Engage Hamilton website:



[engage.hamilton.ca/ UBEapplicationframework](https://engage.hamilton.ca/UBEapplicationframework)

- **Take a survey** that will be linked at the end of this Virtual Open House.
- Ask questions online or contact:

Charlie Toman
City of Hamilton

Phone: 905-546-2424 ext 5863

Email:
urbanboundary@hamilton.ca

What if I oppose the new Provincial legislative and policy changes?

Any comments related to the recent provincial policy changes, including approval of the new Provincial Planning Statement and adoption of Bill 185, should be submitted **directly to the Government of Ontario**.

<https://www.ontario.ca/feedback/contact-us?id=26928&nid=74567>



What Happens Next?

Next Steps

- We are taking **your feedback** and adjusting the Draft Framework
- A **summary of what we heard** will be posted on Engage Hamilton
- Target for incorporating the Framework into Official Plan policy: **Q1, 2025**

7 Q&A

You can also ask questions later by visiting:



[engage.hamilton.ca/ UBEapplicationframework](https://engage.hamilton.ca/UBEapplicationframework)

or contact:

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City of Hamilton

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Email:
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Closing Remarks



Thank you for Participating!

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