Right of Way Impact Assessment

PURPOSE:

This document provides guidance for the preparation of a Right of Way Impact Assessment which may be required for the submission of an application under the *Planning Act*. All Right of Way Impact Assessments shall follow the guidelines contained in this document.

A Right of Way Impact Assessment provides information for the assessment of an alternative standard for a Right of Way land dedication to determine if an alternative standard is appropriate for a specific proposal.

PREPARED BY:

A Right of Way Impact Assessment must be completed and signed by a Registered Professional Planner (RPP) or a Certified Planning Technician (CPT).

CONTENTS:

The Right of Way Impact Assessment may be submitted as a separate document or may be included as a section within a Planning Justification Report. If included as part of a Planning Justification Report, this shall be indicated when a development application is submitted. A Right of Way Impact Assessment shall contain the following information:

- A summary of the development proposal;
- An explanation of the current widening requirement(s) and the alternative widening standard(s) being requested;
- A rationale for the alternative standard. The proposal must demonstrate that significant adverse impacts will result from one or more of the four criteria

outlined in Chapter C, Policy 4.5.6.5 of the Urban Hamilton Official Plan or Rural Hamilton Official Plan, as applicable; and,

- An explanation of how the alternative standard can still achieve the City's objectives for sustainable infrastructure, complete streets, and mobility, in accordance with Chapter C, Policy 4.5.6.5 of the Urban Hamilton Official Plan or Rural Hamilton Official Plan, as applicable.

OTHER INFORMATION:

The four criteria outlined in the City's Official Plans are summarized below:

Impacts on Existing Built Form:

- Impacts may include circumstances where an existing building is located within a required road widening. Providing the widening through the existing building would be considered a significant adverse impact.

Impacts on the Natural Heritage System:

- Impacts may include circumstances where a site design that is created to accommodate a full road widening would result in adverse impacts on a feature of the natural heritage system, such as a watercourse, wetland, or woodlot.

Impacts on an Existing Streetscape:

- Impacts may include a situation where existing buildings along the street provide a continuous building setback and a new development on the same street is required to have a much greater setback from the actual street, due to a large road widening. The widening would create a significant adverse impact on the streetscape character.

Impacts on a Cultural Heritage Resource:

- Impacts may include circumstances when providing a road widening on a heritage property or an adjacent property might impact some of the features that are protected by the heritage designation, such as fencing, gates, or a specific landscape.

REVIEWED AND APPROVED BY:

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