Next Steps
Planning Act

Applies Everywhere

Specific Regions

Municipal Level

Official Plan

Secondary Plan

Council Adopted Guidelines / Studies

Zoning By-law
Additional Supporting Studies

- Pier 7/8 Urban Design Study
- Transportation Master Plan
- West Harbour Recreational Master Plan
- North End Traffic Management Plan
- James Street Mobility Hub
- Transit Oriented Development Guidelines

These studies are used to guide and inform the Planning Process.
Development Application

Process Mapping

Formal Consultation
• Took place January 27, 2016
• Determined studies and process required to support Planning Act applications.

Rezoning / Plan of Subdivision
• Anticipated June 2016 submission
• Notice of the application will be erected on site and mailed to residents within 120m of the subject lands
• All studies and information will be available for public review at City Hall/Storefront and posted on-line
• Comments received will be assessed and addressed as part of the review process
• Recommendation to Committee and Council anticipated end of 2016.

Site Plan
• Applicable after land sale and/or may form part of development partner selection process.

Public Process
What is a ZONING BY-LAW?

- A Zoning By-law regulates how land may be used, where you can build on the land and outlines the required lot sizes, heights, landscaping and parking (as examples).
- It is required as the current by-law governing Piers 7 & 8 does not support the land use and built form vision as laid out within the Secondary Plan.
- The information and studies submitted in support of the applications will be reviewed by numerous stakeholders (including the public) and internal and external agencies. Studies include but not limited to Traffic Impact, Parking, Environmental, Noise, Dust and Urban Design.
- It is informed and must comply in all respects with the Secondary Plan policies.
- It provides opportunity to review and secure components of the Urban Design Guidelines and checklist criteria.

Limitations:
- Conditions can not be attached to a by-law
- Can only regulate land uses and not tenure/ end users.
- Design details – certain components will need to be secured through site plan and/or subdivision conditions.
What is a PLAN OF SUBDIVISION?

- When you divide a piece of land into two or more parcels and offer one or more for sale, you are subdividing property, and the provisions of the Planning Act come into play.

Subdivision approval ensures that:
- The land is suitable for its proposed new use
- The proposal conforms to the official plan and zoning as well as provincial legislation and policies
- Determines road pattern/design and servicing strategy.
- Conditions of approval can be attached provided they meet the provisions of the Planning Act.
Site Plan

- Building siting and site design;
- Building massing;
- The relationship of the proposal to surrounding land;
- Driveways, curbing and traffic direction signs;
- Loading and parking facilities;
- Emergency vehicle routes;
- Waste material storage and collection areas;
- Grading and servicing;
- All pedestrian accesses, such as walkways and ramps, and their proposed surfacing;
- Landscaping for the site and for the protection of adjoining lands;
- Exterior design of buildings, including character, scale, and appearance; and
- Design elements such as trees, landscaping, paving, street furniture, ramps, accessibility, waste and recycling containers and bicycle parking facilities.

A Site Plan must comply with all applicable Zoning By-law Provisions.
Roles and Responsibilities

- Proponent (Applicant, Agent, Owner)
- Development Planner
- Commenting Staff and Agencies
- Members of the Public, Interested Parties
- Decision Makers:
  - Members of Council (Planning Committee)
  - Committee of Adjustment
  - Director/Manager of Planning
Thank you!

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