# Managing Provincial Policy Changes to Urban Boundary Expansion



Hamilton's Draft Framework for Processing and Evaluating Urban Boundary Expansion Applications

#### What is the Draft Framework?

The Draft Framework guides how the City of Hamilton will handle applications to expand its urban boundary. Currently, the Urban Hamilton Official Plan and Rural Hamilton Official Plan do not provide guidance for how to assess urban boundary expansion proposals. The Framework will establish a clear and rigorous process for reviewing these requests, ensuring transparency and providing opportunities for public input. The Framework is critical because recent provincial policy changes now allow urban boundary expansion applications to be made at any time, despite the City's commitment to a firm urban boundary until 2051. The Framework is divided into Parts A, B, and C:

# Navigating the Framework: Three Key Parts



Part A outlines the specific plans and technical studies required for any urban boundary expansion application. These include existing requirements found in the City's Official Plans and new requirements specifically designed for urban boundary expansion applications, like a Housing Needs Assessment and an Emergency Services Assessment.



# **Required Submissions:**



Growth Allocation -Housing Assessment Report



Fiscal Impact Assessment

Study



Energy and Climate Change Assessment Submission



Public Engagement

Importantly, it outlines the

beyond the minimum legal

urban boundary expansion

time frame required by the

Province.

community consultation

enhanced public and Indigenous

requirements the City has added

requirements, including notification

methods, and ways to review the

applications. It sets out a process

in which the City would consider

applications within the 120 day



Concept Subwatershed Plan

# **Key Considerations**

Part B outlines the factors the City will consider when evaluating urban boundary expansion applications to ensure a comprehensive and rigorous review process. The key considerations are informed by the Planning Act, the Provincial Planning Statement and the goals and objectives of the Urban Hamilton Official Plan and Rural Official Plan.

### **Considerations for Assessing Applications:**



#### **Growth Allocation**

Does the expansion application contribute to sustainable urban growth? Does it impact the City's planned intensification within the built up area?



#### **Climate Change**

How does the application address the City's climate change objectives? What strategies are included to promote sustainable transportation, energy-efficient buildings, and climate resilience?



#### **Natural Hazards**

Are potential natural hazards such as flooding sufficiently addressed to ensure the safety of future residents?



#### **Transportation Systems**

Are there plans to connect the development to the city's existing and planned transportation infrastructure? Do these plans prioritize active transportation, public transit, and efficient road networks?



### **Natural Heritage and Water Resources**

What measures are proposed to protect and enhance natural heritage features and water resources?



# **Cultural Heritage Resources**

What is the plan to identify and protect cultural heritage resources in the area?

## **Land Use Compatibility**

How will the proposed land uses in the application avoid and protect nearby sensitive land uses, such as prime agricultural land, significant wildlife habitat, or wetlands? Will the application create any land use conflict with existing or planned uses?



#### Infrastructure and Public Service Facilities

How will the proposal's infrastructure and public services requirements impact the city's current servicing capacity, transportation networks, and emergency services?



#### **Municipal Finance**

How does the application ensure financial sustainability for the City of Hamilton, taking into account the costs of infrastructure, public services, and the overall impact on the City's finances?



#### **Complete Communities**

What is the vision for creating a complete community within the proposed development area? What mix of land uses, housing options, community facilities, and public spaces are proposed to promote social equity, quality of life, and a sense of belonging?



#### **Agricultural System**

Does the expansion application prioritize development on non-prime agricultural lands, minimizing impacts on prime agricultural areas and specialty crop areas?



# Outlines a Clear Process for Submission, Review, and Public Engagement

Proponent can request Part C details the process for staff to discuss application submitting an urban boundary requirements expansion application for review.



preliminary meetings with City

# **Formal Consultation**

Applicant is strongly encouraged to enter Formal Consultation, allowing City staff to advise on submission requirements in a coordinated manner

#### **Expansion Application** Submitted

The City has 30 days to determine if the application is complete

# **Circulation and Review**

City departments and external agencies review the application

#### **Statutory Public Meeting & Recommendation Report**

City Planning staff prepare a report with their recommendation and Planning Committee holds a statutory public meeting

#### **Ontario Land Tribunal Makes Final Decision** on Application

Applicant can appeal if the City rejects application or doesn't decide within 120 days











Applicant is strongly encouraged to consult with Indigenous communities

#### **Pre-Submission Community** Meeting

Applicant is strongly encouraged to hold a community meeting to discuss the project and gather feedback

### **Enhanced Public Notification**

The City will notify the public and nearby landowners about the application

#### **Open House**

The City may hold an Open House to gather input from the community

#### **Final Council Decision**

City Council decides whether to approve or reject the boundary expansion

