




COMMUNICATION UPDATE

TO:	Mayor and Members City Council
DATE:	October 23, 2023
SUBJECT:	Provincial Announcement – Reversal of Ministerial Official Plan Decisions (City Wide)
WARD(S) AFFECTED:	City Wide
SUBMITTED BY:	Anita Fabac Acting Director, Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

The purpose of this Communication Update is to inform Council of today's announcement by the Honourable Minister Calandra, attached to this Communication Update, regarding reversal of Official Plan decisions and the steps staff will be taking to respond to the Provincial announcement. In answering questions on the announcement, Minister Calandra has indicated he is reviewing past Ministry decisions to ensure they were made in a manner that maintains and reinforces public trust and that changes made to urban boundaries failed to meet that test.

Today, the Province announced its intention to reverse Provincial changes to official plans and official plan amendments, except in circumstances where construction has begun or where doing so would contravene existing provincial legislation and regulation.

The list of affected municipalities includes the City of Hamilton.

The Province is asking impacted municipalities to submit changes and updates to those official plans or official plan amendments to Ministry staff within 45 days of today (October 23, 2023), including information on projects that are already underway.

In recognition of the costs incurred by municipalities arising out of this decision, the Province will work with impacted municipalities to assist with related planning and staffing costs.

SUBJECT: Provincial Announcement – Reversal of Ministerial Official Plan Decisions (City Wide) - Page 2 of 3

The date at which the Province will be introducing legislation on this matter is unknown at this time.

Background

On June 8, 2022, the City of Hamilton adopted Official Plan Amendment 167 to the Urban Hamilton Official Plan and Official Plan Amendment 34 to the Rural Hamilton Official Plan. These amendments were necessary to establish conformity with Provincial policies.

Official Plan Amendment 167 in particular established growth targets, intensification targets, greenfield densities and an urban boundary. In adopting the Official Plan, the Council chose no urban boundary expansions.

As Council is aware, the Province approved the Official Plans with 77 modifications to the Urban Hamilton Official Plan and 25 modifications to the Rural Hamilton Official Plan, and in particular added 2,200 hectares of urban expansion area to the Urban Hamilton Official Plan adopted by Council. This has necessitated staff doing extra work/studies to identify a new intensification target and greenfield density along with developing a Secondary Plan framework for the expansion areas. Other key Urban Hamilton Official Plan modifications were the removal of Neighbourhood Plans and specific employment lands.

Until legislation is approved and the Province approves the City's desired Urban Hamilton Official Plan and Rural Hamilton Official Plan versions, the existing Urban Hamilton Official Plan and Rural Hamilton Official Plan approved by the Province remain in force and effect with respect to development applications in process.

Next Steps

In order to meet the timeline of December 7, 2023, being 45 days from today, Planning staff will be submitting a report to Planning Committee on November 14, 2023 that will:

- Identify all the previous Provincial modifications and indicate which should remain or be removed and why;
- Identify changes that should be requested as follow up to the adopted Urban Hamilton Official Plan and Rural Hamilton Official Plan;
- Identify the costs incurred with staff time and follow up studies to address modifications to the Urban Hamilton Official Plan and Rural Hamilton Official Plan; and,
- Identify development applications in process impacted by the provincial modifications.

**SUBJECT: Provincial Announcement – Reversal of Ministerial Official Plan
Decisions (City Wide) - Page 3 of 3**

If you require any further information on the above matter, please contact Anita Fabac, Acting Director of Planning and Chief Planner by email at Anita.Fabac@hamilton.ca or at (905) 546-2424 Ext. 1258, or, Dave Heyworth, Manager, Sustainable Communities by e-mail at Dave.Heyworth@Hamilton.ca or at (905) 546-2424 Ext. 1279.

APPENDICES AND SCHEDULES ATTACHED

Appendix “A” – Provincial Statement

STATEMENT

Ontario Winding Back Changes to Official Plans

October 23, 2023

[Municipal Affairs and Housing](#)

Table of Contents

[1. Content](#)

[2. Related Topics](#)

TORONTO — Today, Paul Calandra, Minister of Municipal Affairs and Housing, released the following statement:

“Since becoming Minister of Municipal Affairs and Housing, I have made it a priority to review past decisions, including minister’s zoning orders and official plans, to ensure that they support our goal of building at least 1.5 million homes in a manner that maintains and reinforces public trust.

In reviewing how decisions were made regarding official plans, it is now clear that they failed to meet this test. In response, as soon as I am able, I will be introducing legislation that would reverse the official plan decisions for Barrie, Belleville, Guelph, Hamilton, Ottawa and the City of Peterborough, the Regional Municipalities of Halton, Niagara, Peel, Waterloo and York, as well as Wellington County. This legislation would wind back provincial changes to official plans and official plan amendments, except in circumstances where construction has begun or where doing so would contravene existing provincial legislation and regulation. This includes winding back changes to urban boundaries.

To ensure that the reset plans match our shared ambitions to build more homes, especially now that municipalities have made their housing pledges, we will be asking impacted municipalities to submit changes and updates to those plans to ministry staff within 45 days of today, including information on projects that are already underway.

In recognition of the costs incurred by municipalities arising out of this decision, the province will work with impacted municipalities to assist with related planning and staffing costs.”