



Monday January 13<sup>th</sup>, 2020

Stephen Robichaud, MCIP, RPP  
Director of Planning and Chief Planner  
Planning Division  
Planning and Economic Development Department  
71 Main Street West, 4<sup>th</sup> Floor  
Hamilton ON L8R 2K3  
Tel: 905-546-2424 ex 4281

**RE: APPLICATION TO AMEND OFFICIAL PLAN POLICIES IN ACCORDANCE  
WITH PROVINCIAL GROWTH PLAN POLICY DIRECTION FOR URBAN  
BOUNDARY EXPANSIONS TRANSMITTAL AND PLANNING JUSTIFICATION**

---

Dear Mr. Robichaud,

We are pleased to submit the above referenced application to the City of Hamilton for approval purposes. The purpose of the Official Plan Amendment application is to implement the new Growth Plan (2019) to enable urban boundary expansion proposals for lands less than 40 hectares in area within the Urban Hamilton Official Plan (UHOP respectively).

Through many discussions with city staff and public consultations, we are aware that the City is undertaking a full Municipal Comprehensive Review (MCR) and preparing future growth options which is not expected to be completed until 2021. However, the Province has implemented new policies within the growth plan to help meet housing demands throughout Ontario. As you know, the Province has implemented this new policy direction to increase land supply on an immediate basis (***outside and in advance*** of an MCR process) to address the key housing affordability issue in the GTHA.

The Upper West Side Landowner Group (UWSLG) is prepared to submit applications to infill the urban boundary under the new Growth Plan provisions. The attached official plan amendment is intended to create the proper context to process these applications as the current UHOP does not contain the appropriate provisions to implement the new Growth Plan policy direction. These applications will be filed with all the studies identified in your June 18, 2019 staff report. Consequently, it is our position that the studies identified through the formal consultation process (File FC-19-126) are not necessary to support the scope of this enabling policy amendment.



Please note, the Draft Official Plan Amendment has been changed to delete Chapter B 2.2.2 : “*No urban boundary expansion shall occur until a municipally initiated comprehensive review and secondary plan have been completed*” as this policy no longer conforms with the Growth Plan (2019).

As this application is a policy amendment application and not an Urban Boundary Expansion application, the standard Official Plan Amendment fee has been submitted with this application.

We look forward to working with you and your staff towards the successful processing of this application.

The following documentation comprises the Official Plan amendment:

CATEGORY	TYPE	DRAWING NAME	No. of PAGES	NO. OF COPIES
Application with Signatures	FORM	OPA Policy Amendment Application_Signed	23	Twenty-Five (25)
Application with Signatures (Original)	FORM	OPA Policy Amendment Application_Orig.	23	Two (2)
Formal Consultation (November 2019)	DOCUMENT	Formal Consultation FC-19-126	10	One (1)
Draft Official Plan Amendment	DOCUMENT	Draft Official Plan Amendment	6	Five (5)

Sincerely,

---

**John B. Corbett, MCIP, RPP**  
President  
Corbett Land Strategies Inc.  
[john@corbettlandstrategies.ca](mailto:john@corbettlandstrategies.ca)  
289-725-9229

Copy: Heather Travis  
Clients  
Joel Farber