



City of Hamilton

PLANNING COMMITTEE REVISED AGENDA

Meeting #: 23-007
Date: May 2, 2023
Time: 9:30 a.m.
Location: Council Chambers (Planning)
Hamilton City Hall
71 Main Street West

Lisa Kelsey, Legislative Coordinator (905) 546-2424 ext. 4605

	Pages
1. CEREMONIAL ACTIVITIES	
2. APPROVAL OF AGENDA (Added Items, if applicable, will be noted with *)	
3. DECLARATIONS OF INTEREST	
4. APPROVAL OF MINUTES OF PREVIOUS MEETING	
4.1 April 18, 2023	4
5. COMMUNICATIONS	
*5.1 Tys Theijsmeyer, Royal Botanical Gardens, respecting Draft Biodiversity Action Plan Support (Item 8.1) Recommendation: Be received and referred to the consideration of Item 8.1.	18
6. DELEGATION REQUESTS	
7. DELEGATIONS	
8. STAFF PRESENTATIONS	
8.1 Draft Biodiversity Action Plan for Consultation (PED21065(c)) (City Wide)	19

9.	CONSENT ITEMS	
9.1	Agricultural and Rural Affairs Advisory Sub-committee Report 23-001	114
10.	PUBLIC HEARINGS	
10.1	Housekeeping Amendments to City of Hamilton Zoning By-law No. 05-200, Former Township of Glanbrook Zoning By-law No. 464 and Former City of Stoney Creek Zoning By-law No. 3692-92 (PED23074) (City Wide)	116
10.2	Application for Rural Hamilton Official Plan Amendment and Zoning By-law Amendment for Lands Located at 127 Freelton Road, Flamborough (PED23107) (Ward 13)	155
11.	DISCUSSION ITEMS	
12.	MOTIONS	
12.1	City Ambassador on the Waterfront Trail	191
13.	NOTICES OF MOTION	
14.	GENERAL INFORMATION / OTHER BUSINESS	
14.1	Outstanding Business List	
	a. Items to be removed	
	18D - Consultation on the Regulatory Content of Bill (Inclusionary Zoning) (Addressed as Item 11 on PC Report 23-003)	
	20L - Use of Tertiary Septic Systems in Hamilton and Update on LPAT Case (PW20082/LS20032) Addressed as Item 13 on PC Report 23-004)	
	22L - 392-412 Wilson St E and 15 Lorne Ave Zoning and Official Plan Amendments (PED22070) (Addressed as Item 6 on PC Report 22-007)	
	23B - Request to Appeal to Ontario Land Tribunal for 64 Lover's Lane (Addressed as Item 9 on PC Report 23-005)	

- b. Items Requiring New Due Dates:
 - 18L - Review of C6 and C7 Zoning Regulations
 - Current Due Date: March 21, 2023
 - Proposed New Due Date: June 13, 2023

15. PRIVATE AND CONFIDENTIAL

- 15.1 Closed Session Minutes - April 18, 2023
Pursuant to Section 9.3, Sub-sections (e), (f) and (k) of the City's Procedural By-law 21-021, as amended; and, Section 239(2), Subsections (e), (f) and (k) of the Ontario Municipal Act, 2001, as amended, as the subject matter pertains to litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and, a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

16. ADJOURNMENT



PLANNING COMMITTEE

MINUTES

23-006

April 18, 2023

9:30 a.m.

**Council Chambers, Hamilton City Hall
71 Main Street West**

Present: Councillor J.P. Danko (Chair)
Councillor T. Hwang (1st Vice Chair)
Councillor C. Cassar (2nd Vice Chair)
Councillors J. Beattie, M. Francis, C. Kroetsch, T. McMeekin,
N. Nann, M. Tadeson, A. Wilson, M. Wilson

Absent with Regrets: Councillor E. Pauls – Personal

THE FOLLOWING ITEMS WERE REFERRED TO COUNCIL FOR CONSIDERATION:

1. **Amendments to Site Alteration By-law 19-286 (PED23067) (City Wide) (Item 11.1)**

(Hwang/Tadeson)

That the amending By-law permitting Employment Lands to obtain a Site Alteration permit in advance of Draft Plan Approval and minor technical amendments and improvements attached as Appendix "A" to Report PED23067 and prepared in a form satisfactory to the City Solicitor, be passed.

Result: Motion CARRIED by a vote of 11 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
YES – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
YES – Ward 5 Councillor M. Francis
NOT PRESENT – Ward 7 Councillor E. Pauls
YES – Ward 8 Councillor J.P. Danko
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin

2. **Demolition Permit - 295 Hamilton Drive, Ancaster (PED23085) (Ward 12)**
(Item 11.2)

(Cassar/Francis)

- (a) That the Chief Building Official be authorized to issue a demolition permit for 295 Hamilton Drive, Ancaster, in accordance with By-law 22-101, pursuant to Section 33 of The Planning Act, subject to the following conditions:
- (i) That the applicant has applied for and received a building permit for a replacement building on this property;
 - (ii) That the said building permit specifies that if the replacement building is not erected within ~~two (2)~~ **four (4)** years of the demolition of the existing building on the property, the City be paid the sum of \$20,000 which sum:
 - (1) the City Clerk is authorized to enter on the collector's roll and collect in like manner as municipal taxes; and
 - (2) is a lien or charge on the property until paid; and
 - (iii) That the applicant be required to register on title to the subject property (prior to issuance of the said demolition permit), notice of these conditions in a form satisfactory to the Chief Building Official and the City Solicitor.

Result: Main Motion, As Amended, CARRIED by a vote of 11 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
 YES – Ward 2 Councillor C. Kroetsch
 YES – Ward 3 Councillor N. Nann
 YES – Ward 4 Councillor T. Hwang
 YES – Ward 5 Councillor M. Francis
 NOT PRESENT – Ward 7 Councillor E. Pauls
 YES – Ward 8 Councillor J.P. Danko
 YES – Ward 10 Councillor J. Beattie
 YES – Ward 11 Councillor M. Tadeson
 YES – Ward 12 Councillor C. Cassar
 YES – Ward 13 Councillor A. Wilson
 YES – Ward 15 Councillor T. McMeekin

3. Demolition Permit - 196 Stanley Avenue (PED23086) (Ward 1) (Item 11.3)

(M. Wilson/A. Wilson)

- (a) That the Chief Building Official be authorized to issue a demolition permit for 196 Stanley Avenue, Hamilton, in accordance with By-law 22-101, pursuant to Section 33 of The Planning Act, subject to the following conditions:
- (i) That the applicant has applied for and received a building permit for a replacement building on this property;
 - (i) That the said building permit specifies that if the replacement building is not erected within two years of the demolition of the existing building on the property, the City be paid the sum of \$20,000 which sum:
 - (1) the City Clerk is authorized to enter on the collector's roll and collect in like manner as municipal taxes; and
 - (2) is a lien or charge on the property until paid; and
 - (iii) That the applicant be required to register on title to the subject property (prior to issuance of the said demolition permit), notice of these conditions in a form satisfactory to the Chief Building Official and the City Solicitor.

Result: Motion CARRIED by a vote of 11 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
 YES – Ward 2 Councillor C. Kroetsch
 YES – Ward 3 Councillor N. Nann
 YES – Ward 4 Councillor T. Hwang
 YES – Ward 5 Councillor M. Francis
 NOT PRESENT – Ward 7 Councillor E. Pauls
 YES – Ward 8 Councillor J.P. Danko
 YES – Ward 10 Councillor J. Beattie
 YES – Ward 11 Councillor M. Tadeson
 YES – Ward 12 Councillor C. Cassar
 YES – Ward 13 Councillor A. Wilson
 YES – Ward 15 Councillor T. McMeekin

4. Appeal to the Ontario Land Tribunal (OLT) for Lack of Decision on Urban Hamilton Official Plan Amendment Application (UHOPA-22-018) and Zoning By-law Amendment Application (ZAC-22-032) for lands located at 909 North

Waterdown Drive, Waterdown (LS23006/PED23062(a)) (Ward 15) (Added Item 15.2)

(McMeekin/Hwang)

- (a) That the directions to staff in closed session respecting Report LS23006/PED23062(a) be released to the public, following approval by Council;
- (b) That the balance of Report LS23006/PED23062(a) remain confidential.

Result: Motion CARRIED by a vote of 11 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
 YES – Ward 2 Councillor C. Kroetsch
 YES – Ward 3 Councillor N. Nann
 YES – Ward 4 Councillor T. Hwang
 YES – Ward 5 Councillor M. Francis
 NOT PRESENT – Ward 7 Councillor E. Pauls
 YES – Ward 8 Councillor J.P. Danko
 YES – Ward 10 Councillor J. Beattie
 YES – Ward 11 Councillor M. Tadeson
 YES – Ward 12 Councillor C. Cassar
 YES – Ward 13 Councillor A. Wilson
 YES – Ward 15 Councillor T. McMeekin

5. Appeal to the Ontario Land Tribunal (OLT) for Lack of Decision on Urban Hamilton Official Plan Amendment Application (UHOPA-22-022) and Zoning By-law Amendment Application (ZAC-22-048) for lands located at 2900 King Street East, Hamilton (LS23007/PED23073(a)) (Ward 5) (Added Item 15.3)

(Francis/Hwang)

- (a) That the direction to staff in closed session respect Report LS23007/PED23073(a) be released to the public, following approval by Council; and
- (b) That the balance of Report LS23007/PED23073(a) remain confidential.

Result: Motion CARRIED by a vote of 11 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
 YES – Ward 2 Councillor C. Kroetsch
 YES – Ward 3 Councillor N. Nann
 YES – Ward 4 Councillor T. Hwang
 YES – Ward 5 Councillor M. Francis
 NOT PRESENT – Ward 7 Councillor E. Pauls
 YES – Ward 8 Councillor J.P. Danko
 YES – Ward 10 Councillor J. Beattie

YES – Ward 11 Councillor M. Tadeson
 YES – Ward 12 Councillor C. Cassar
 YES – Ward 13 Councillor A. Wilson
 YES – Ward 15 Councillor T. McMeekin

6. Appeal to the Ontario Land Tribunal (OLT) for Lack of Decision on Urban Hamilton Official Plan Amendment UHOPA-22-024 and Zoning By-law Amendment Application ZAC-22-051 for Lands Located at 3160, 3168, 3180 & 3190 Regional Road 56, Binbrook (LS23009/PED23058(a)) (Ward 11) (Added Item 15.4)

(Tadeson/Hwang)

- (a) That the directions to staff in closed session respecting Report LS23009/PED23058(a) be released to the public, following approval by Council;
- (b) That the balance of Report LS23009/PED23058(a) remain confidential.

Result: Motion CARRIED by a vote of 11 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
 YES – Ward 2 Councillor C. Kroetsch
 YES – Ward 3 Councillor N. Nann
 YES – Ward 4 Councillor T. Hwang
 YES – Ward 5 Councillor M. Francis
 NOT PRESENT – Ward 7 Councillor E. Pauls
 YES – Ward 8 Councillor J.P. Danko
 YES – Ward 10 Councillor J. Beattie
 YES – Ward 11 Councillor M. Tadeson
 YES – Ward 12 Councillor C. Cassar
 YES – Ward 13 Councillor A. Wilson
 YES – Ward 15 Councillor T. McMeekin

7. Appeal to the Ontario Land Tribunal (OLT) for Lack of Decision on Urban Hamilton Official Plan Amendment UHOPA-22-023 and Zoning By-law Amendment Application ZAC-22-050 for Lands Located at 3064, 3070, 3078 and 3084 Regional Road 56, Binbrook (LS23010/PED23057(a)) (Ward 11) (Added Item 15.5)

(Tadeson/Hwang)

- (a) That the directions to staff in closed session respecting Report LS23010/PED23057(a) be released to the public, following approval by Council;
- (b) That the balance of Report LS23010/PED23057(a) remain confidential.

Result: Motion CARRIED by a vote of 11 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
 YES – Ward 2 Councillor C. Kroetsch
 YES – Ward 3 Councillor N. Nann
 YES – Ward 4 Councillor T. Hwang
 YES – Ward 5 Councillor M. Francis
 NOT PRESENT – Ward 7 Councillor E. Pauls
 YES – Ward 8 Councillor J.P. Danko
 YES – Ward 10 Councillor J. Beattie
 YES – Ward 11 Councillor M. Tadeson
 YES – Ward 12 Councillor C. Cassar
 YES – Ward 13 Councillor A. Wilson
 YES – Ward 15 Councillor T. McMeekin

FOR INFORMATION:

(a) APPROVAL OF AGENDA (Item 2)

The Committee Clerk advised of the following changes to the agenda:

6. DELGATION REQUESTS

6.1 Mike Crough, Arcadis IBI Group, respecting Demolition Permit for 196 Stanley Ave (Item 11.3) (For today's meeting)

15. PRIVATE AND CONFIDENTIAL

15.2 Appeal to the Ontario Land Tribunal (OLT) for Lack of Decision on Urban Hamilton Official Plan Amendment Application (UHOPA-22-018) and Zoning By-law Amendment Application (ZAC-22-032) for lands located at 909 North Waterdown Drive, Waterdown (LS23006/PED23062(a)) (Ward 15)

15.3 Appeal to the Ontario Land Tribunal (OLT) for Lack of Decision on Urban Hamilton Official Plan Amendment Application (UHOPA-22-022) and Zoning By-law Amendment Application (ZAC-22-048) for lands located at 2900 King Street East, Hamilton (LS23007/PED23073(a)) (Ward 5)

15.4 Appeal to the Ontario Land Tribunal (OLT) for Lack of Decision on Urban Hamilton Official Plan Amendment UHOPA-22-024 and Zoning By-law Amendment Application ZAC-22-051 for Lands Located at 3160, 3168, 3180 & 3190 Regional Road 56, Binbrook

(LS23009/PED23058(a)) (Ward 11)

- 15.5 Appeal to the Ontario Land Tribunal (OLT) for Lack of Decision on Urban Hamilton Official Plan Amendment UHOPA-22-023 and Zoning By-law Amendment Application ZAC-22-050 for Lands Located at 3064, 3070, 3078 and 3084 Regional Road 56, Binbrook (LS23010/PED23057(a)) (Ward 11)

(Hwang/Cassar)

That the agenda for the April 18, 2023 Planning Committee meeting be approved, as amended.

Result: Motion CARRIED by a vote of 11 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
 YES – Ward 2 Councillor C. Kroetsch
 YES – Ward 3 Councillor N. Nann
 YES – Ward 4 Councillor T. Hwang
 YES – Ward 5 Councillor M. Francis
 NOT PRESENT – Ward 7 Councillor E. Pauls
 YES – Ward 8 Councillor J.P. Danko
 YES – Ward 10 Councillor J. Beattie
 YES – Ward 11 Councillor M. Tadeson
 YES – Ward 12 Councillor C. Cassar
 YES – Ward 13 Councillor A. Wilson
 YES – Ward 15 Councillor T. McMeekin

(b) DECLARATIONS OF INTEREST (Item 3)

There were no declarations of interest.

(c) APPROVAL OF MINUTES OF PREVIOUS MEETING (Item 4)

(i) April 4, 2023 (Item 4.1)

(M. Wilson/Nann)

That the Minutes of the April 4, 2023 meeting be approved, as presented.

Result: Motion CARRIED by a vote of 11 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
 YES – Ward 2 Councillor C. Kroetsch
 YES – Ward 3 Councillor N. Nann
 YES – Ward 4 Councillor T. Hwang
 YES – Ward 5 Councillor M. Francis

NOT PRESENT – Ward 7 Councillor E. Pauls
 YES – Ward 8 Councillor J.P. Danko
 YES – Ward 10 Councillor J. Beattie
 YES – Ward 11 Councillor M. Tadeson
 YES – Ward 12 Councillor C. Cassar
 YES – Ward 13 Councillor A. Wilson
 YES – Ward 15 Councillor T. McMeekin

(d) DELEGATION REQUESTS (Item 6)

- (i) Mike Crough, Arcadis IBI Group, respecting Demolition Permit for 196 Stanley Ave (Item 11.3) (For today's meeting) (Added Item 6.1)**

(Hwang/A. Wilson)

That the Delegation Request from Mike Crough, Arcadis IBI Group, respecting Demolition Permit for 196 Stanley Ave (Item 11.3), be approved for today's meeting.

Result: Motion CARRIED by a vote of 11 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
 YES – Ward 2 Councillor C. Kroetsch
 YES – Ward 3 Councillor N. Nann
 YES – Ward 4 Councillor T. Hwang
 YES – Ward 5 Councillor M. Francis
 NOT PRESENT – Ward 7 Councillor E. Pauls
 YES – Ward 8 Councillor J.P. Danko
 YES – Ward 10 Councillor J. Beattie
 YES – Ward 11 Councillor M. Tadeson
 YES – Ward 12 Councillor C. Cassar
 YES – Ward 13 Councillor A. Wilson
 YES – Ward 15 Councillor T. McMeekin

(e) DELEGATIONS (Item 7)

- (i) Mike Crough, Arcadis IBI Group, respecting Demolition Permit for 196 Stanley Ave (Item 11.3) (For today's meeting) (Added Item 7.1)**

Mike Crough, Arcadis IBI Group, addressed the Committee respecting a Demolition Permit for 196 Stanley Avenue and requested a modification.

(M. Wilson/A. Wilson)

That the Delegation from Mike Crough, Arcadis IBI Group, respecting Demolition Permit for 196 Stanley Ave (Item 11.3), be received.

Result: Motion CARRIED by a vote of 11 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
 YES – Ward 2 Councillor C. Kroetsch
 YES – Ward 3 Councillor N. Nann
 YES – Ward 4 Councillor T. Hwang
 YES – Ward 5 Councillor M. Francis
 NOT PRESENT – Ward 7 Councillor E. Pauls
 YES – Ward 8 Councillor J.P. Danko
 YES – Ward 10 Councillor J. Beattie
 YES – Ward 11 Councillor M. Tadeson
 YES – Ward 12 Councillor C. Cassar
 YES – Ward 13 Councillor A. Wilson
 YES – Ward 15 Councillor T. McMeekin

(f) DISCUSSION ITEMS (Item 11)

(i) Demolition Permit - 295 Hamilton Drive, Ancaster (PED23085) (Ward 12) (Item 11.2)

(Cassar/Francis)

- (a) That the Chief Building Official be authorized to issue a demolition permit for 295 Hamilton Drive, Ancaster, in accordance with By-law 22-101, pursuant to Section 33 of The Planning Act, subject to the following conditions:
- (i) That the applicant has applied for and received a building permit for a replacement building on this property;
 - (ii) That the said building permit specifies that if the replacement building is not erected within two (2) years of the demolition of the existing building on the property, the City be paid the sum of \$20,000 which sum:
 - (1) the City Clerk is authorized to enter on the collector's roll and collect in like manner as municipal taxes; and
 - (2) is a lien or charge on the property until paid; and
 - (iii) That the applicant be required to register on title to the subject property (prior to issuance of the said demolition permit), notice of these conditions in a form satisfactory to the Chief Building Official and the City Solicitor.

(Cassar/Francis)

That sub-section (a)(ii) in the recommendations of Report PED23085, be **amended**, as follows:

- (ii) That the said building permit specifies that if the replacement building is not erected within ~~two (2)~~ **four (4)** years of the demolition of the existing building on the property, the City be paid the sum of \$20,000 which sum:

Result: Amendment CARRIED by a vote of 11 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
 YES – Ward 2 Councillor C. Kroetsch
 YES – Ward 3 Councillor N. Nann
 YES – Ward 4 Councillor T. Hwang
 YES – Ward 5 Councillor M. Francis
 NOT PRESENT – Ward 7 Councillor E. Pauls
 YES – Ward 8 Councillor J.P. Danko
 YES – Ward 10 Councillor J. Beattie
 YES – Ward 11 Councillor M. Tadeson
 YES – Ward 12 Councillor C. Cassar
 YES – Ward 13 Councillor A. Wilson
 YES – Ward 15 Councillor T. McMeekin

For disposition of this matter, refer to Item 2.

(g) GENERAL INFORMATION / OTHER BUSINESS (Item 14)

(i) General Manager's Update (Added Item 14.1)

(Hwang/McMeekin)

That the General Manager's Update, be received.

Result: Motion CARRIED by a vote of 10 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
 YES – Ward 2 Councillor C. Kroetsch
 YES – Ward 3 Councillor N. Nann
 YES – Ward 4 Councillor T. Hwang
 YES – Ward 5 Councillor M. Francis
 NOT PRESENT – Ward 7 Councillor E. Pauls
 YES – Ward 8 Councillor J.P. Danko
 YES – Ward 10 Councillor J. Beattie
 YES – Ward 11 Councillor M. Tadeson
 NOT PRESENT – Ward 12 Councillor C. Cassar
 YES – Ward 13 Councillor A. Wilson

YES – Ward 15 Councillor T. McMeekin

(g) PRIVATE AND CONFIDENTIAL (Item 15)

(i) Closed Session Minutes – April 4, 2023 (Item 15.1)

(Hwang/A. Wilson)

That the Closed Session Minutes dated April 4, 2023 be approved, as presented, and remain confidential.

Result: Motion CARRIED by a vote of 10 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
 YES – Ward 2 Councillor C. Kroetsch
 YES – Ward 3 Councillor N. Nann
 YES – Ward 4 Councillor T. Hwang
 YES – Ward 5 Councillor M. Francis
 NOT PRESENT – Ward 7 Councillor E. Pauls
 YES – Ward 8 Councillor J.P. Danko
 YES – Ward 10 Councillor J. Beattie
 YES – Ward 11 Councillor M. Tadeson
 NOT PRESENT – Ward 12 Councillor C. Cassar
 YES – Ward 13 Councillor A. Wilson
 YES – Ward 15 Councillor T. McMeekin

(Kroetsch/Tadeson)

That Committee move into Closed Session for Items 15.2, 15.3, 15.4, and 15.5 pursuant to Section 9.3, Sub-sections (e), (f) and (k) of the City's Procedural By-law 21-021, as amended; and, Section 239(2), Sub-sections (e), (f) and (k) of the *Ontario Municipal Act, 2001*, as amended, as the subject matter pertains to litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and, a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board..

Result: Motion CARRIED by a vote of 10 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
 YES – Ward 2 Councillor C. Kroetsch
 YES – Ward 3 Councillor N. Nann
 YES – Ward 4 Councillor T. Hwang
 YES – Ward 5 Councillor M. Francis
 NOT PRESENT – Ward 7 Councillor E. Pauls
 YES – Ward 8 Councillor J.P. Danko

YES – Ward 10 Councillor J. Beattie
 YES – Ward 11 Councillor M. Tadeson
 NOT PRESENT – Ward 12 Councillor C. Cassar
 YES – Ward 13 Councillor A. Wilson
 YES – Ward 15 Councillor T. McMeekin

- (ii) **Appeal to the Ontario Land Tribunal (OLT) for Lack of Decision on Urban Hamilton Official Plan Amendment Application (UHOPA-22-018) and Zoning By-law Amendment Application (ZAC-22-032) for lands located at 909 North Waterdown Drive, Waterdown (LS23006/PED23062(a)) (Ward 15) (Added Item 15.2)**

For disposition of this matter, refer to Item 4.

- (iii) **Appeal to the Ontario Land Tribunal (OLT) for Lack of Decision on Urban Hamilton Official Plan Amendment Application (UHOPA-22-022) and Zoning By-law Amendment Application (ZAC-22-048) for lands located at 2900 King Street East, Hamilton (LS23007/PED23073(a)) (Ward 5) (Added Item 15.3)**

For disposition of this matter, refer to Item 5.

- (iv) **Appeal to the Ontario Land Tribunal (OLT) for Lack of Decision on Urban Hamilton Official Plan Amendment UHOPA-22-024 and Zoning By-law Amendment Application ZAC-22-051 for Lands Located at 3160, 3168, 3180 & 3190 Regional Road 56, Binbrook (LS23009/PED23058(a)) (Ward 11) (Added Item 15.4)**

For disposition of this matter, refer to Item 6.

- (v) **Appeal to the Ontario Land Tribunal (OLT) for Lack of Decision on Urban Hamilton Official Plan Amendment UHOPA-22-023 and Zoning By-law Amendment Application ZAC-22-050 for Lands Located at 3064, 3070, 3078 and 3084 Regional Road 56, Binbrook (LS23010/PED23057(a)) (Ward 11) (Added Item 15.5)**

For disposition of this matter, refer to Item 7.

- (h) **ADJOURNMENT (Item 16)**

(Francis/Tadeson)

That there being no further business, the Planning Committee be adjourned at 10:28 a.m.

Result: Motion CARRIED by a vote of 11 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
YES – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
YES – Ward 5 Councillor M. Francis
NOT PRESENT – Ward 7 Councillor E. Pauls
YES – Ward 8 Councillor J.P. Danko
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin

Councillor J.P. Danko
Chair, Planning Committee

Lisa Kelsey
Legislative Coordinator

April 28, 2023

RE: Draft Biodiversity Action Plan Support

The federal government is taking a leadership role through ongoing agreements tied to the United Nations Convention on Biodiversity (1993). This includes targets and themes, with these recently updated at COP 15 in Montreal. Implementing local actions in support of these targets is the next step for communities such as Hamilton.

We look for three categories of actions to be captured in the action plan to engage the community:

- Encouragement and guidance for residents
- Encouragement and guidance for business and organizations
- Systems for municipal programs and operations

We would highlight areas where focus must be prioritized for near term action:

- **Water Quality Restoration:** The primary core biodiversity areas in Hamilton as outlined in the City of Hamilton's Natural Heritage System are almost entirely wetlands or stream valley corridors (i.e. hazard lands under the Conservation Authorities Act). Equally significant is that a subset of the water based areas are remediation sites of under the Great Lakes Water Quality agreement (ie Hamilton Harbour, Cootes Paradise, and Grindstone Marsh rivermouth marshes).
- **Roads and Wildlife Crossing:** No system for wildlife crossings of roads within the core areas and linkages exists for municipal road projects. We suggest priority **focus** on locations where roads bisect "core area" habitats. This approach also captures the Niagara Escarpment a globally significant biodiversity feature that runs perpendicular to the stream corridors crossing it. This landform feature currently has no system imbedded within the Niagara Escarpment Plan to facilitate wildlife crossing. Practical guidance for wildlife crossing systems already exists as the Province of Ontario has developed best Management Practices (Published 2016) implemented with Provincial Highway projects. In the shorter term RBG has activity established an interim roadside barrier at Cootes Drive to stem the loss of endangered species, however the set up is small scale and not sustainable and requires a significant investment to withstand the rigours of a busy road.

As a steward of lands that are core areas of Hamilton's Natural Heritage System, we appreciate the work to date to bring forward a draft city wide "Action Plan" in support of the United Nations Convention on Biodiversity that has the potential to engage all levels of our region including residents, businesses, organizations, and City processes. We look forward to collaborating with partners as this project progresses and will assist in facilitating public engagement in reviews of the draft Biodiversity Action Plan.

Sincerely,



Tys Theijsmeijer
Head of Natural Areas, Royal Botanical Gardens

680 Plains Rd. W
Burlington, ON
L7T 4H4

Mailing Address
P.O. Box 399
Hamilton, ON
L8N 3H8



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO:	Chair and Members Planning Committee
COMMITTEE DATE:	May 2, 2023
SUBJECT/REPORT NO:	Draft Biodiversity Action Plan for Consultation (PED21065(c)) (City Wide)
WARD(S) AFFECTED:	City Wide
PREPARED BY:	Lauren Vraets (905) 546-2424 Ext. 2634
SUBMITTED BY:	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

- (a) That Appendix “A” attached to Report PED21065(c), “Draft Biodiversity Action Plan – March 2023”, be received;
- (b) That Planning and Economic Development staff be authorized to assist the Hamilton Naturalists’ Club and other Biodiversity Action Plan partners to undertake public and stakeholder consultation on the Draft Biodiversity Action Plan attached as Appendix “A” to report PED21065(c);
- (c) That Planning and Economic Development staff be directed to report back to Planning Committee, summarizing the public input together with the final Hamilton Biodiversity Action Plan by Q4 of 2023;
- (d) That the Clerk provide written communication to the Ville de Montreal to confirm that the City of Hamilton will become a signatory to The Montreal Pledge – Cities United in Action for Biodiversity.

EXECUTIVE SUMMARY

The term ‘biodiversity’ refers to the variety of life on earth. It includes all living things, such as bacteria, fungi, insects, plants, fish and wildlife, and humans. Biodiversity is the

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SUBJECT: Draft Biodiversity Action Plan for Consultation (PED21065(c)) (City Wide) - Page 2 of 15

variety of living organisms that form an interconnected web of life that make up a healthy and resilient environment.

The City of Hamilton has a diversity of habitats across the rural and urban areas, including Dundas Valley, Cootes Paradise, Lake Ontario shoreline, Beverly Swamp, the Niagara Escarpment, Eramosa Karst, Copetown Bog, and Ancaster Prairie. Hamilton's unique geography contributes to the City being a regionally significant area with respect to biodiversity. The City's most recent Natural Areas Inventory in 2014 identified that Hamilton is home to approximately 2,020 species of plants and wildlife, and a high number of native plants (962 species) compared to other nearby municipalities.

At a local and global scale biodiversity is under threat and is in a state of decline. To take action to protect Hamilton's biodiversity, a coordinated approach between local community environmental partners and the City of Hamilton has been initiated. Together, the working group of community partners and City staff have developed a draft Hamilton Biodiversity Action Plan.

The development of Hamilton's first Biodiversity Action Plan (BAP) is a coordinated effort to protect, restore, enhance and explore biodiversity in Hamilton. The BAP's vision is "A Hamilton that is resilient to climate change, celebrates nature, and provides a healthy environment for all life". Multiple agencies have contributed to the development of the BAP, including leadership from the Hamilton Naturalists' Club and involvement from the Hamilton and Halton conservation authorities, Cootes to Escarpment EcoPark, Environment Hamilton, Bay Area Restoration Council, and Royal Botanical Gardens. The City of Hamilton is a partner in the BAP, alongside the efforts of these external organizations.

The BAP identifies the major threats to biodiversity as invasive species, habitat loss and fragmentation, climate change, and pollution, provides the Key Priorities for focussing efforts to address threats, and details the actions that are planned to be undertaken by the partner agencies in the next five years.

Seven (7) Key Priorities were identified and serve as high level descriptions of the areas of focus that are required to ensure the long-term health of Hamilton's biodiversity.

The Key Priorities include:

- The need to establish an implementation framework;
- Understanding the baseline state of biodiversity;
- Long-term protection of natural areas and connections;
- Enhancement of public awareness and stewardship opportunities;
- Coordination to address invasive species;

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SUBJECT: Draft Biodiversity Action Plan for Consultation (PED21065(c)) (City Wide) - Page 3 of 15

- Enhancement of local aquatic habitats; and,
- Consideration of biodiversity in all municipal decision making.

Planning and Economic Development (PED) staff are seeking direction to initiate public, stakeholder and Indigenous Nations consultation on the current draft of the BAP, attached as Appendix “A” to Report PED21065(c). Public consultation efforts will be shared by the City and the working group partner agencies and planned to take place over the spring and summer months of 2023. A combination of digital and non-digital methods of public engagement are being planned, including an electronic and hard copy survey, in-person events, and virtual public information meetings.

Once consultation is complete, and the necessary revisions to the BAP have been made, PED staff plan to bring a final report back to Council seeking final endorsement of the plan and the City’s actions. The final BAP is anticipated to be complete by Q4 of 2023.

Planning Staff are also recommending that Hamilton sign the Montreal Pledge – Cities United in Action for Biodiversity attached as Appendix “B” to Report PED21065(c). The actions outlined in the Montreal Pledge align with current Official Plan policy and efforts being made through related City initiatives, as well as the draft BAP. A commitment to this pledge will ensure that Hamilton’s actions towards improvements to local biodiversity will align with actions being undertaken by other municipalities from Canada and across the world.

Alternatives for Consideration – See Page 14

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: Consultation on the draft BAP is planned to take place in person and online, as well as through non-digital distribution across the City. Cost incurred for the consultation activities and final document preparation can be accommodated through the existing PED and Planning Division budget.

Staffing: Existing staff from PED as well as staff from the Public Works (PW) Department will continue to move the draft BAP forward to completion, therefore there are no additional staffing costs.

Legal: There are no legal implications with the recommendations of this report.

HISTORICAL BACKGROUND

The development of a Biodiversity Action Plan for Hamilton has been the focus of an ad hoc working group initiated in 2018 with representation from Hamilton’s conservation

SUBJECT: Draft Biodiversity Action Plan for Consultation (PED21065(c)) (City Wide) - Page 4 of 15

community organizations (Hamilton Naturalists' Club, Environment Hamilton, Bay Area Restoration Council, Royal Botanical Gardens and Cootes to Escarpment EcoPark), Hamilton Conservation Authority and Conservation Halton, and City of Hamilton staff from PED and PW.

The following is a timeline of significant dates related to the Biodiversity Action Plan:

- February 26, 2020 – Through approval of General Issues Committee Report 20-007, Council approves a motion directing City Staff to investigate the feasibility of developing a Biodiversity Action Plan in collaboration with the conservation community.
- April 14, 2021 – Council approves April 7, 2021 GIC Report PED21065 – Feasibility Report for a Biodiversity Action Plan, which recommended:
 - a) Staff from the PED Department and the PW Department, partner with local conservation community organizations (lead group) to undertake a Biodiversity Action Plan
 - b) That Council authorize a one-time financial contribution of:
 - (i) \$20,000 from PED Department / Planning Division, budget (2021 Data Management for Natural Areas Account No. 54378 and Dept. ID Account No. 812020; and,
 - (ii) \$20,000 from the PW Department / Hamilton Water Division Account No. 55916 and Dept. ID Account No. 510360.
 - c) That prior to allocating the funds to lead environmental organization, City staff be authorized to prepare an agreement between the City and the Hamilton Naturalist Club, the lead environmental organization, that will be responsible for hiring the BAP coordinator to provide for the clarification of roles and responsibilities and the regular accounting for municipal funds;
 - d) That City staff report back to Council to present the draft Agreement between the City and the lead environmental organization;
 - e) That the City provide in-kind resources in the form of staff time, previously collected data, mapping, graphic design, online public engagement tools, and printing;
 - f) That Planning Division staff be authorized to provide any required letters of support for Provincial or Federal funding grant applications submitted by

SUBJECT: Draft Biodiversity Action Plan for Consultation (PED21065(c)) (City Wide) - Page 5 of 15

one or more of the partner environmental organizations to participate in the development of the BAP;

- g) That City staff report back in six months to update the Committee/Council of the progress of the BAP; and,
 - h) That the matter respecting the Feasibility of Developing a Hamilton Biodiversity Action Plan, be considered complete and removed from the General Issues Committee's Outstanding Business List.
- June 9, 2021 – Council approves a motion instructing that all staff reports regarding the Biodiversity Action Plan be referred to the Planning Committee.
 - August 13, 2021 – Council approves the August 10, 2021 Planning Committee Report PED21065(a) approving a Municipal Contribution Agreement between the City and the Hamilton Naturalists' Club for a one-time funding contribution towards hiring a project coordinator for the development of a Biodiversity Action Plan.
 - November 24, 2021 – Council approves the November 16, 2021 Planning Committee Information Report PED21065(b), providing a six-month update on the progress of the Biodiversity Action Plan.

Since November 2021, the BAP Working Group has met bi-weekly and, through facilitated discussions with the project coordinator/lead writer, have developed a draft vision, identified major biodiversity threats, and developed a draft framework of key priorities for focus. These are outline in the draft BAP attached as Appendix "A" to Report PED21065(c).

In addition to the funding from the City, the Hamilton Naturalists' Club was also able to secure \$22,000 of grant funding for the development of the BAP from Dofasco in spring 2021.

RELEVANT CONSULTATION

Throughout the development of the draft BAP, City staff in PED and PW have been consulting internally with other City staff divisions, and BAP Working Group partners have conducted their own consultations within their respective organizations.

The list of Actions provided as Appendix "A" to the BAP document list actions that have been identified to be undertaken, and the lead agency responsible. These actions were developed through consultations internal to each organization.

SUBJECT: Draft Biodiversity Action Plan for Consultation (PED21065(c)) (City Wide) - Page 6 of 15

In December 2021, the BAP Working Group met virtually with the City's Corporate Climate Change Task Force (CCCTF) to review the Key Priorities and get feedback before moving forward with the draft. Representatives from CCCTF provided feedback on the draft Key Priorities, and made suggestions for refinement, including using more specific language, and ensuring the BAP areas of focus align with on-going City-initiatives related to climate change.

Throughout 2022, PW and PED staff on the BAP working group initiated meetings with divisions within the respective departments to determine any actions that may be appropriate for the City to take on. Appropriate actions were added to the list of actions that is provided as Appendix A to the draft BAP.

In March 2022, a preliminary discussion was held with wildlife and stewardship management staff from Six Nations of the Grand River to introduce the BAP working group, and review the work completed to date. A key recommendation from this conversation was to recognize that biodiversity can exist in all spaces throughout the City, even disturbed spaces, and to ensure that we are taking an approach that improves the conditions for biodiversity at the macro and micro scale.

Following the completion of the draft BAP in December 2022, the draft document was circulated across multiple City departments through the PED Sustainable Communities section's Technical Advisory Committee (TAC) in early 2023. From this circulation, comments were received from staff in Zoning, the Office of Climate Change Initiatives, Natural Heritage Planning. PW staff from Environmental Services and Corporate Facilities and Energy Management provided comments on the list of actions where PW was identified as the lead agency. Some minor changes were made to the draft BAP document, which are reflected in the draft attached as Appendix "A" to Report PED21065(c).

ANALYSIS AND RATIONALE FOR RECOMMENDATION

Policy Review

United Nations Convention on Biological Diversity

The United Nations Convention on Biological Diversity (CBD) is an international legal instrument to conserve biodiversity worldwide that was initiated at the Earth Summit in Rio de Janeiro in 1992. The CBD has been ratified by 196 nations, including Canada.

The City of Montreal hosted the fifteenth Conference of the Parties (COP-15) of the CBD in December of 2022. At this meeting, the Kunming-Montreal global biodiversity framework was agreed upon as the strategic plan for the implementation of the UNCBD for the 2022-2030 time period. It responds to the Global Assessment Report of

SUBJECT: Draft Biodiversity Action Plan for Consultation (PED21065(c)) (City Wide) - Page 7 of 15

Biodiversity and Ecosystem Services issued by the Intergovernmental Science-Policy Platform on Biodiversity and Ecosystem Services (IPBES) in 2019, which asserts that despite ongoing efforts, biodiversity is in a state of decline worldwide. The IPBES report estimates that around 25% of assessed animal and plant species are threatened, and 1 million species are facing extinction, some within decades, if additional action isn't taken to address the threats to biodiversity loss.

As part of COP-15, the Ville de Montreal and the International Council for Local Environmental Initiatives (ICLEI) created the Montreal Pledge, which invites cities from around the world to commit to working towards 15 concrete actions. The areas of action focus on reducing threats to biodiversity, sharing the benefits of biodiversity, and ensuring biodiversity solutions are considered through governance, management and education. The Montreal Pledge is attached as Appendix "B" to Report PED21065(c). While Hamilton has not signed the Montreal Pledge to date, many of the actions specified in the Montreal Pledge have been included in, or align with, the draft BAP for Hamilton. Significant work on the draft BAP had been completed when the Montreal Pledge was released in late 2022, and further revisions to Hamilton's BAP can look towards the Montreal Pledge to address any action items that may be missing. Staff recommend that the City contact the Ville de Montreal and that Hamilton participate in the Montreal Pledge going forward as part of the future implementation of the Biodiversity Action Plan.

Ontario's Biodiversity Strategy

Created in 2005 by the Ontario Biodiversity Council, Ontario's Biodiversity Strategy (OBS) is intended to guide conservation of biodiversity across the province, across all sectors. The Ontario Biodiversity Council is made up of volunteer representatives from a variety of resource and development sectors, environmental organizations, and academics. While the OBS is instructive respecting actions to protect Ontario's biodiversity, it is not a legislated policy document.

The OBS identifies key threats to biodiversity in the province and sets three clear goals: to incorporate biodiversity into decision making across the province, to protect, restore, and recover Ontario's genetic, species and ecosystem diversity; and, to use biological assets sustainably. The OBS contains a series of targets to measure against over a specified period. The current OBS was revised in 2011 and contains targets to the year 2020. The State of Ontario's Biodiversity 2020 Summary indicates that while there has been progress made on making people aware of biodiversity and its importance, progress has stalled for targets related to enhancing resilience of ecosystems. The OBS is currently being reviewed by the Ontario Biodiversity Council, with targets measured to 2030.

SUBJECT: Draft Biodiversity Action Plan for Consultation (PED21065(c)) (City Wide) - Page 8 of 15

The draft BAP for Hamilton builds on the OBS by providing very specific actions that address the threats to biodiversity in the local context. Should the OBS be revised prior to the release of the final BAP, the BAP Working Group partners will review any updated OBS actions and determine if additional actions are needed for Hamilton in response.

Provincial Policy Statement

The Provincial Policy Statement (PPS) 2020, includes policy respecting biodiversity to ensure that the province's long-term environmental health is considered through land use planning decisions. In all development contexts, the PPS instructs that development and land use patterns conserve biodiversity and consider the ecological benefits provided by nature towards Ontario's long-term prosperity. With respect to natural heritage policies, the PPS instructs that natural features and areas across the province shall be protected for the long term, and that connectivity of diverse natural features should be maintained, restored, or where possible improved. The policies of the PPS are required to be reflected in local Official Plans.

Urban Hamilton Official Plan / Rural Hamilton Official Plan

Within the City of Hamilton, there is a long-standing tradition of protecting natural areas. Historically, through the establishment of Environmentally Significant Areas (ESAs) within the former Region of Hamilton-Wentworth in the 1990s and through the development of a Natural Heritage System within the City's Official Plans, Hamilton has established a strong policy framework for the identification and protection of natural heritage.

The Urban Hamilton Official Plan (UHOP) and Rural Hamilton Official Plan (RHOP) contain policies and definitions which address the City's Natural Heritage System (NHS). The NHS is comprised of the Greenbelt Natural Heritage System, the Niagara Escarpment, Core Areas, and Linkages. Core Areas are natural features that are considered critical for sustaining local species and providing essential ecological functions. Approximately 36,750 hectares of land is identified as Core Area across the urban and rural areas combined. Linkages are corridors which allow movement of plant and animal species between larger natural areas. Examples of linkages are meadows, hedgerows, and streams.

The RHOP and UHOP outline specific goals with respect to the NHS. These goals are:

- Protect and enhance biodiversity and ecological functions;
- Achieve a healthy, functional ecosystem;
- Conserve the natural beauty and distinctive character of Hamilton's landscape;

SUBJECT: Draft Biodiversity Action Plan for Consultation (PED21065(c)) (City Wide) - Page 9 of 15

- Maintain and enhance the contribution made by the Natural Heritage System to the quality of life of Hamilton's residents;
- Restore and enhance connections, quality and amount of natural habitat;
- Provide opportunities for recreational and tourism uses where they do not impact natural heritage features; and,
- Monitor and periodically assess the condition of Hamilton's natural environment

The development of the BAP aligns with the goals noted in the UHOP and RHOP for the Natural Heritage System.

Related Initiatives

Hamilton Natural Areas Inventory

Monitoring of the NHS across Hamilton has been undertaken through the Natural Areas Inventory (NAI). This comprehensive study was initiated by the Hamilton Naturalists' Club and with the help of other partners has studied plants, animals, mammals, birds, butterflies, fish, amphibians, and reptiles within the City's Environmentally Significant Areas (ESA). The last comprehensive survey was completed between 2011 and 2013. Data collected from these studies is integrated into the Natural Heritage database, which is housed with the Hamilton Conservation Authority. From this inventory, positive and negative trends have been observed.

Positive Trends

- Hamilton has the highest number of native plants (962 species) compared to other municipalities (Toronto, Halton, Peel, York, Durham). This may be a result of the intensive work but is also reflective of the high biodiversity in Hamilton;
- Hamilton has diverse habitats including Dundas Valley, Cootes Paradise, Beverly Swamp, Niagara Escarpment, Eramosa Karst, Copetown Bog, Ancaster Prairie;
- 98 species of damselflies and dragonflies have been identified;
- 6 new bird species have been identified;
- Some species are rebounding, such as the Bald Eagle, as a result of restoration work at Cootes Paradise carried out by RBG; and,
- New species include PawPaw (plant), American Snout (Butterfly), Cherry Gall Azure (Butterfly), Sandhill Crane (bird), Bald Eagle (bird), Common Raven (bird)

Negative Trends

- Reptiles and amphibians have shown a consistent decline across all species;
- Species using meadows and grasslands are declining including birds, butterflies, and other pollinators; and,

SUBJECT: Draft Biodiversity Action Plan for Consultation (PED21065(c)) (City Wide) - Page 10 of 15

- Of the new plant species observed, 38% were non-native, invasive species.

The process for updating the NAI has been under discussion for some time, and the draft BAP contains action to develop a process for conducting future updates and maintaining the data collected.

Other City of Hamilton Initiatives

The BAP is intended to be coordinated with other environmental initiatives that are currently underway or planned by the City:

- Hamilton's Climate Action Strategy (August 2022) – Developed in response to the City's Climate Change Emergency Declaration in March 2019, the Climate Action Strategy addresses climate change mitigation and adaptation. The Community Energy and Emissions Plan provides a framework for reducing greenhouse gas emissions in Hamilton to net-zero by 2050 and includes a goal of planting 50,000 trees per year across the entire City. Natural areas will be impacted by climate change and the Climate Change Impact Adaptation Plan provides supporting actions with respect to managing natural areas susceptible to flooding and erosion, prioritization of lands to acquire to enhance resiliency of natural systems, and development of an Open Space Management Plan. The Office of Climate Change Initiatives has also identified 'Urban Greening' as a 2023 Priority Focus Area; this additional effort to coordinate with relevant City Departments and key community partners to green up heavily urbanized areas through 'depave' projects and other innovative approaches to greening urban streetscapes supports the goals of the Biodiversity Action Plan.
- Urban Forest Strategy (in progress) – Intended to apply to all urban trees that are public and privately owned, the Urban Forest Strategy will guide the protection and care of trees to work towards a sustained canopy cover goal. Work is underway to bring the Urban Forest Strategy forward to Council in 2023.
- Sustainable Building and Development Guidelines (in progress) – Council received the draft Sustainable Building and Development Guidelines – Low Density Residential on September 6, 2022. The Sustainable Building and Development Guidelines will be developed as the low, mid-rise and high-rise zoning classifications are created for the City's Comprehensive Zoning By-law 05-200, and regulations will reflect the proposed standards. Phase 1 of the project focused on low density residential uses, the next phase will expand that work to all residential, institutional, commercial, and industrial uses. The intent of this work is to develop an assessment tool which will be part of the submission requirements for planning applications under the *Planning Act*, and a Green

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SUBJECT: Draft Biodiversity Action Plan for Consultation (PED21065(c)) (City Wide) - Page 11 of 15

Building Standards document that will inform development moving forward in the City of Hamilton.

- Bird Friendly City – In spring of 2022, Hamilton was recognized by Nature Canada as a Bird Friendly City. This important initiative was spearheaded by local environmental advocates, led by Bird Friendly City Hamilton/Burlington. Actions outlined in the BAP that support Hamilton’s Bird Friendly City status include investigation into further protection of natural areas for connectivity, education and awareness programs into how to reduce bird deaths from the outdoor cat population, and consideration of bird friendly standards for development. Through the upcoming consultation for the draft BAP, the working group will investigate options for additional actions to support the City’s status as a Bird Friendly City.
- Ecosystem Services Study (to be initiated) – PED Department staff are investigating the potential for a City-wide ecosystem services study. Report PED23048 summarizes the background information for this type of ecological valuation tool, resources required, and potential outcomes. Once further internal consultation has been completed to define the scope of the study, a future staff report will seek direction to undertake this work.
- Municipal Comprehensive Review for Rural and Natural Heritage (in progress) – Sustainable Communities staff are undertaking a conformity review exercise of the UHOP and RHOP with respect to natural heritage policies and mapping. Policies of the PPS, Greenbelt Plan, Niagara Escarpment Plan, and Growth Plan will be reviewed, and conformity updates to the UHOP and RHOP will be brought forward in a draft Official Plan Amendment for consultation in 2024.

Hamilton’s draft Biodiversity Action Plan

The Biodiversity Action Plan for Hamilton is a city-wide, multi-stakeholder initiative to ensure that Hamilton’s natural environment is resilient for future generations. The BAP provides a series of actions related to policy and on-the-ground programs across multiple organizations and strives to provide direction to the public for actions they may want to undertake. The overarching goals of the BAP are:

- **Protect** – protect biodiversity by incorporating best practices to protect natural areas and greenspaces through policy and land management activities;
- **Explore** – encourage exploration and education about biodiversity through partnerships and community science;
- **Connect** – establish connections between partner agencies through policies, processes, data and work programs to streamline efforts that support Hamilton’s biodiversity; and,

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SUBJECT: Draft Biodiversity Action Plan for Consultation (PED21065(c)) (City Wide) - Page 12 of 15

- **Restore** – utilize nature-based stewardship and other initiatives to restore biodiversity resilience throughout Hamilton.

The following is an outline of the BAP's key components and overall structure:

- Vision statement: "A Hamilton that is resilient to climate change, celebrates nature, and provides a healthy environment for all life."

The draft vision statement acknowledges that the state of Hamilton's biodiversity will continually adapt over time, including in the presence of the known implications of climate change. However, if Hamilton's biodiversity is prioritized, healthy ecosystems can play a role in mitigating the effects of climate change. Celebrating nature is key to prioritizing biodiversity – by building public knowledge of, and appreciation for the unique environment of Hamilton. Finally, a healthy natural environment is essential for all life, not just human life, and the BAP working group wanted to be sure that this was made clear.

- Threats to biodiversity outlined in the draft BAP include:
 - **Invasive Species** – invasive species can outcompete native species for habitat and forage, spread disease, and cause significant damage to isolated areas and broader geographies;
 - **Climate Change** – species are sensitive to changes in average temperatures and their ranges may change to adapt to climate changes, new species may migrate further north, extreme precipitation events can cause damage to terrestrial habitats through erosion while also overwhelming water treatments systems resulting in impact to aquatic environments;
 - **Habitat Loss and Fragmentation** – removal of, or disturbance to habitats through development in the urban and rural areas can contribute to reduced opportunities for species to thrive in a particular area, and species and genetic migration; and,
 - **Pollution** – pollutants in terrestrial and aquatic ecosystems from human activities lead to unsuitable conditions for plant, animal and insect species to thrive, and contributes to species decline where environments are toxic.
- 7 Key Priorities to focus actions and efforts over the next five years are included in the draft BAP, and include:
 1. Develop an administrative framework to manage the on-going implementation of the Biodiversity Action Plan's Actions;
 2. Understand the current baseline state of Hamilton's biodiversity to inform future monitoring and priorities;

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SUBJECT: Draft Biodiversity Action Plan for Consultation (PED21065(c)) (City Wide) - Page 13 of 15

3. Protect natural areas and their functions within Hamilton over the long-term to support diversity and connectivity;
4. Enhance public awareness of the importance of biodiversity and explore opportunities to enhance biodiversity through stewardship;
5. Protect Hamilton's biodiversity by implementing coordinated, city-wide efforts to control, remove, and manage invasive species;
6. Enhance local aquatic habitats through sustainable stormwater management practices and restoration of degraded watercourses, waterbodies and wetlands; and,
7. Ensure impacts on, or improvements to local biodiversity are clearly considered in all municipal decision making related to the development or use of urban and rural lands.

The Working Group's draft Vision, Threats, and Key Priorities provided a strong foundation for categorizing the actions that each contributing partner organization has committed to over the next five years.

Each action listed in BAP is identified with a lead organization who will take responsibility for implementation. With respect to City of Hamilton actions, the implementation of certain actions is already contemplated within existing work programs (i.e. updates to Official Plan policies, on-going City-initiatives) while others may require additional funding to undertake. When the final BAP is complete and a report is brought back to Council, recommendations for funding for any City-led actions will be presented.

BAP Consultation Plan

The Biodiversity Action Plan is a City-wide action plan and will be seeking input from all members of the public, stakeholder groups, and Indigenous Nations. City staff and the BAP working group partners are working with staff in the City's Government and Community Relations Division to ensure that the consultation program is robust and reaches a broad audience. Public consultation is planned to occur from May through July 2023. The consultation will focus on the key priorities and actions provided in the BAP, assess baseline public knowledge of biodiversity in Hamilton, and provide opportunity for participants to give additional, open feedback about the plan. Stakeholder consultation and consultation with Indigenous representatives is intended to be more in-depth and focused on the strategic direction of the plan and how it aligns with on-going work programs and community initiatives and perspectives.

The following methods will be used to collect public comments:

- In-person public open house – two locations;
- In-person stakeholder consultation meeting – one workshop with additional follow-up meetings, if needed;

SUBJECT: Draft Biodiversity Action Plan for Consultation (PED21065(c)) (City Wide) - Page 14 of 15

- In-person or virtual meetings with Indigenous community representatives – number and method of meetings will be determined by initial outreach to representatives;
- Virtual public information meeting – one event to be recorded and made available on Engage Hamilton;
- Online survey through Engage Hamilton (long version – 10 minutes); and,
- Paper survey (short version – two minutes) distributed through libraries, municipal service centres, recreation centres, and conservation authority locations.

To advertise the public engagement for the BAP, the following methods will be used:

- Email to the BAP public email list and stakeholder list;
- Coordinated social media posts from the City as well as BAP working group partners;
- Print advertising in local newspaper;
- Events hosted by BAP working group partners;
- Electronic billboards at City facilities;
- Communication to City Councillors for Ward newsletters; and,
- Update to the City's Biodiversity Action Plan webpage.

Sustainable Communities staff will be reaching out to Six Nations of the Grand River, the Mississauga's of the Credit First Nation, Hamilton Regional Indian Centre, and the Haudenosaunee Development Institute to invite engagement on the BAP and determine how they would like to be consulted. Staff and BAP working group partners will work to accommodate the requests.

ALTERNATIVES FOR CONSIDERATION

Council may choose not to receive the draft BAP and not authorize staff to proceed with consultation. This alternative is not recommended as biodiversity loss is an ongoing threat that needs to be managed through multi-agency partnerships like the BAP project.

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Community Engagement and Participation

Hamilton has an open, transparent and accessible approach to City government that engages with and empowers all citizens to be involved in their community

SUBJECT: Draft Biodiversity Action Plan for Consultation (PED21065(c)) (City Wide) - Page 15 of 15

Healthy and Safe Communities

Hamilton is a safe and supportive City where people are active, healthy, and have a high quality of life.

Clean and Green

Hamilton is environmentally sustainable with a healthy balance of natural and urban spaces.

APPENDICES AND SCHEDULES ATTACHED

Appendix “A” to Report PED21065(c) – Draft Biodiversity Action Plan – April 2023

Appendix “B” to Report PED21065(c) – Montreal Pledge

LV:sd



THE MONTREAL PLEDGE CITIES UNITED IN ACTION FOR BIODIVERSITY

Cities are at the forefront in observing biodiversity loss and being impacted by its effects. As local governments, they are also well placed to take rapid, concrete action to halt this decline.

At the COP-15 conference on biodiversity, taking place in Montréal from December 7 to 19, 2022, the countries of the world will adopt the Post-2020 Global Biodiversity Framework. As this major event approaches, Montréal Mayor and ICLEI Global Ambassador for Local Biodiversity Valérie Plante is calling on cities to continue and accelerate their actions towards protecting biodiversity and ecosystems.

Cities are invited to commit to 15 concrete actions, in coherence with the Post-2020 Global Biodiversity Framework. These actions are also coherent with the CitiesWithNature initiative and the C40 Urban Nature Accelerator.

With this strong commitment, the signatory cities of the Montréal Pledge will demonstrate the leadership and ambition of cities around the world to act swiftly and influence their partners to do the same, in order to reverse the trend and protect our biodiversity.

REDUCE THREATS TO BIODIVERSITY

- 1 Integrate biodiversity into territorial and regulatory planning
- 2 Restore and rehabilitate ecosystems and their connectivity
- 3 Conserve existing natural environments through protected areas and other effective and equitable measures
- 4 Ensure the conservation and recovery of vulnerable species, both wild and domestic, and effectively manage their interactions with humans
- 5 Control or eradicate invasive alien species to eliminate or reduce their impacts
- 6 Reduce pollution from all sources to levels that do not adversely affect biodiversity, ecosystem functions or human health
- 7 Aim to eliminate plastic waste
- 8 Aim to reduce pesticide use by at least two-thirds
- 9 Contribute to climate change mitigation and adaptation measures through ecosystem-based approaches

THE MONTREAL PLEDGE In order to inspire other cities to follow in taking bold action for biodiversity, Pledge signatory cities will be invited to voluntarily track their progress towards the Pledge commitments on the [CitiesWithNature Action Platform](#), a platform recognized by the [CBD](#) to report on cities' commitments to global biodiversity target.

SHARE THE BENEFITS OF BIODIVERSITY

- 10 Aim to ensure that urban agriculture, aquaculture and forestry zones are accessible, sustainably managed and contribute to food security
- 11 Prioritize nature-based solutions to protect against extreme weather events and hazards and to regulate air and water quality
- 12 Increase the amount of green and blue spaces and improve equitable access to them

SOLUTIONS, GOVERNANCE, MANAGEMENT AND EDUCATION

- 13 Integrate biodiversity into governance frameworks and public policies, and increase financial resources allocated to its conservation and sustainable use.
- 14 Through citizen education and participation, help ensure that people and businesses are encouraged to make responsible choices toward biodiversity and have the resources and knowledge to do so
- 15 Ensure the equitable and effective participation of Indigenous peoples and local communities in decision-making and in the process of knowledge acquisition and transmission



HAMILTON
BIODIVERSITY
ACTION PLAN

Draft for Consultation **April 2023**

Grindstone Creek in Hendrie Valley (RBG). Photo by Hamilton Naturalists' Club.



Table of Contents

Land Acknowledgement.....	1
Executive Summary.....	2
A Biodiversity Action Plan for Hamilton.....	3
Where We Are	5
What Is Biodiversity?	6
The Benefits of Biodiversity	8
Hamilton’s Biodiversity.....	10
Get to Know Hamilton’s Biodiversity.....	13
Threats to Biodiversity.....	14
Threats to Biodiversity in Hamilton.....	15
Invasive Species.....	15
Habitat Loss and Fragmentation	16
Climate Change.....	17
Pollution.....	18
Hamilton Success Stories.....	19
Where We Are Going	21
Vision	22
A Biodiversity Action Plan for Hamilton.....	23
How We Get There	25
Key Priorities and Guiding Actions	26
Conclusion	34
Partners and Financial Contributions	35
References	36
BAP Actions Table	Appendix A



Red-bellied Woodpecker.
Photo by Hamilton Naturalists' Club.

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Hendrie Valley. Photo by Royal Botanical Gardens.



Land Acknowledgement

The Biodiversity Action Plan Working Group acknowledges the many First Nations and Indigenous peoples who have, and continue to, serve as caretakers of this land.

The City of Hamilton is situated upon the traditional territories of the Erie, Neutral, Huron-Wendat, Haudenosaunee and Mississaugas and is covered by the Dish with One Spoon Wampum Covenant, which was an agreement between the Haudenosaunee and Anishinaabek to share and care for the resources around the Great Lakes. This land is covered by the Between the Lakes Purchase, 1792, between the Crown and the Mississaugas of the Credit First Nation.

For thousands of years, Indigenous worldview and stewardship have protected Mother Earth for future generations. With deep appreciation, and in the name of Truth and Reconciliation, the contributing organizations who have helped to develop the Biodiversity Action Plan are committed to working collectively to ensure our natural world will be protected so it can sustain future generations.



Executive Summary





The Biodiversity Action Plan is a city-wide, multi-stakeholder strategy that will protect Hamilton's future generations by enhancing and protecting the natural environment around us.

Hamilton's Biodiversity Action Plan (BAP) will guide the protection and restoration of biodiversity through a set of proposed actions.

The BAP contains actions related to policy, regulatory and on-the-ground programs across multiple organizations. The Biodiversity Action Plan will also expand on activities already taking place and fill gaps in areas where action is currently lacking.

Most importantly, everyone has a role to play in implementing the Biodiversity Action Plan.

Hamilton's Biodiversity Action Plan aims to:

-  **Protect** biodiversity by incorporating best practices to protect natural areas and greenspaces in policy and land management activities.
-  **Explore** and learn about biodiversity together through partnerships and community science.
-  **Connect** partner agency policies, processes, data and workflows to streamline efforts to support biodiversity in Hamilton.
-  **Restore** biodiversity across Hamilton through nature-based stewardship activities.



A Biodiversity Action Plan for Hamilton

Biodiversity is the variety of life on Earth, including people, plants, animals, fungi, and bacteria. It includes the complex relationships and interactions that all forms of life have with one another and their environment. All species, including humans, depend on one another to survive.

Biodiversity is everywhere. It's on land and in water, in forests, in parks, and in your garden. You'll find biodiversity in even the most densely populated and developed areas of a city in balcony planters and curbside garden beds.

However, the Intergovernmental Science-Policy Platform on Biodiversity and Ecosystem Services (IPBES)* Global Assessment Report on Biodiversity and Ecosystem Services finds that **“around 1 million animal and plant species are now threatened with extinction, many within decades, more than ever before in human history”** (IPBES, 2019). Consistent with these global trends, Hamilton's biodiversity is threatened by invasive species, habitat loss and fragmentation, climate change, and pollution.

In order to support local biodiversity for future generations, Hamilton needs to be resilient to human-induced climate change and biodiversity loss. This can be accomplished through a **Biodiversity Action Plan** to guide collective action toward protecting and enhancing Hamilton's biodiversity.

Whether you live in, work in, or visit Hamilton, you can have a positive impact on biodiversity.

Let's take action together.

* IPBES is an intergovernmental organization established to improve the interface between science and policy on issues of biodiversity and ecosystem services. It is intended to serve a similar role to the Intergovernmental Panel on Climate Change.

The State of Global Biodiversity

To recognize the global impacts of the loss of biodiversity, the United Nations Convention on Biological Diversity was initiated in 1993 to conserve biological diversity. Canada joined the Convention in 1992. Loss of biodiversity and degradation of ecosystems is one of the top threats facing humanity. The United Nations is continuing work on biodiversity to reach the goal of the 2050 Vision for Biodiversity, “living in harmony with nature”.

Canada has committed to protecting 25 percent of our lands and waters by 2025, and 30 percent by 2030. The targets build upon prior commitments set under the Convention on Biological Diversity in 2010. Known as the Aichi Biodiversity Targets, these include a commitment to protect 17 percent of our lands and inland waters by 2020.

The UN Biodiversity Conference - COP15 was held in Montreal in December 2022. The Montreal Pledge asks Canadian municipalities to commit to 15 areas of action (Ville de Montreal, 2022), many of which are represented in the actions of Hamilton's Biodiversity Action Plan.



Did You Know?

An Ecoregion is an ecologically and geographically defined area. Hamilton falls within the Lake Erie Lowland ecoregion. A 2020 study in the journal Biodiversity and Conservation determined that southern Canadian ecoregions are in a deep biodiversity conservation crisis (Kraus & Hebb, 2020). Due to habitat loss these ecoregions represent less than 5% of Canadian lands and inland waters but provide habitat for over 60% of Canada's species at risk.

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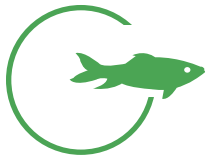
Forest in the Fall.
Photo by Pete Kelly.



Where We Are



Leafcutter Bee on Butterfly Milkweed.
Photo by Hamilton Naturalists' Club.



What is Biodiversity?



I will argue that every scrap of biological diversity is priceless, to be learned and cherished, and never to be surrendered without a struggle.



- E.O. Wilson, Renowned Researcher and Naturalist

Biodiversity is the complex web of life that makes up our planet.

An ecosystem is made up of all of the living and nonliving things in an area. A healthy, thriving ecosystem provides everything all living things need to survive. It includes all of the plants, animals, and other living things that make up the communities of life in an area.

The health and wellbeing of humans is connected to the health and wellbeing of plants, animals, habitats, and ecosystems.

You've probably heard the words "nature" and "biodiversity" used interchangeably. Their meanings are similar; however, they're not the same. Without biodiversity nature could not function.

Nature vs. Biodiversity

Nature is the physical world and everything in it collectively, including plants, animals, geology, and other features, forces, and processes that exist independently of people.

Biodiversity is more specific. It's the combination of the words "biological" and "diversity." Biodiversity consists of the variety of living organisms and microorganisms you will find in nature.

Biodiversity is important because the interactions that occur between species create the functioning ecosystems that keep us and our planet healthy.

Well-functioning ecosystems help to clean the air and water, prevent floods, supply oxygen, pollinate plants, and provide the natural resources humans use every day, including food, medicine, and building materials. They also provide us with recreation opportunities, including birdwatching, hiking, camping, and fishing.



Canada Anemone.
Photo by Hamilton Naturalists' Club.

Biodiversity is not just nice to have; it is essential for Hamiltonians to thrive for generations to come. It is also often underappreciated.

Healthy, functioning ecosystems provide services to humans, including food and clean air and water. They also reduce noise levels in urban and rural areas. Green spaces and other permeable surfaces reflect sound less than buildings, paved roads, and other structures. Vegetated areas promote evaporation, filter the air, provide high water retention capacity which prevents flooding, and shade and cool houses and other buildings during warm weather which reduces energy costs. Vegetation in urban areas can also assist in combatting the urban heat island effect, providing a climate change adaptation benefit to urban neighbourhoods.

According to the Organisation for Economic Co-operation and Development (OECD) report *Biodiversity: Finance and the Economic and Business Case for Action*, ecosystem services delivered by biodiversity, such as crop pollination, water purification, flood protection and carbon sequestration, are worth an estimated 125-140 trillion (US dollars) per year, more than one and a half times the size of global gross domestic product (GDP) (OECD, 2019).

Ecosystems provide many of the services that make life possible for people and animals to thrive, including air and water filtration, waste decomposition, and erosion prevention. The 2016 report entitled *Ontario's Good Fortune: Appreciating the Greenbelt's Natural Capital* estimates the value derived from the natural capital of the Greenbelt. This is used to establish a baseline natural capital accounting framework that can be maintained and built upon over time to support decision making and advocacy work related to the Greenbelt. It also presents a natural capital accounting framework that demonstrates to decision makers how to identify and measure the benefits derived from natural capital.



Did You Know?

Hamilton is a sizeable part of Ontario's Greenbelt — the world's largest, protecting farmland, forests, wetlands, rivers, and lakes. Two million acres of protected land work together to provide fresh air, clean water, local food and drink, and outdoor recreation opportunities.

According to the report *Ontario's Good Fortune: Appreciating the Greenbelt's Natural Capital*, the Greenbelt delivers \$3.2 billion in ecosystem services every year, making it an irreplaceable resource critical for the future of the province (Friends of the Greenbelt Foundation, 2016).

Urban Benefits

Green streetscapes and natural features make urban commercial spaces more appealing, which stimulates local economic growth, lowers energy costs for businesses and residents, and gives cities a competitive edge by attracting a highly skilled, educated workforce.

Access to nature provides children in cities with tremendous benefits that are essential to their development.

Even passive experiences, like viewing nature from an office window or walking by trees, parks, and gardens, can help people recover from daily and chronic stress.

Spending time in nature can decrease stress and anxiety, boost our attention, and improve our physical health by helping to prevent disease and boosting our immune function (often resulting in shorter hospital stays).

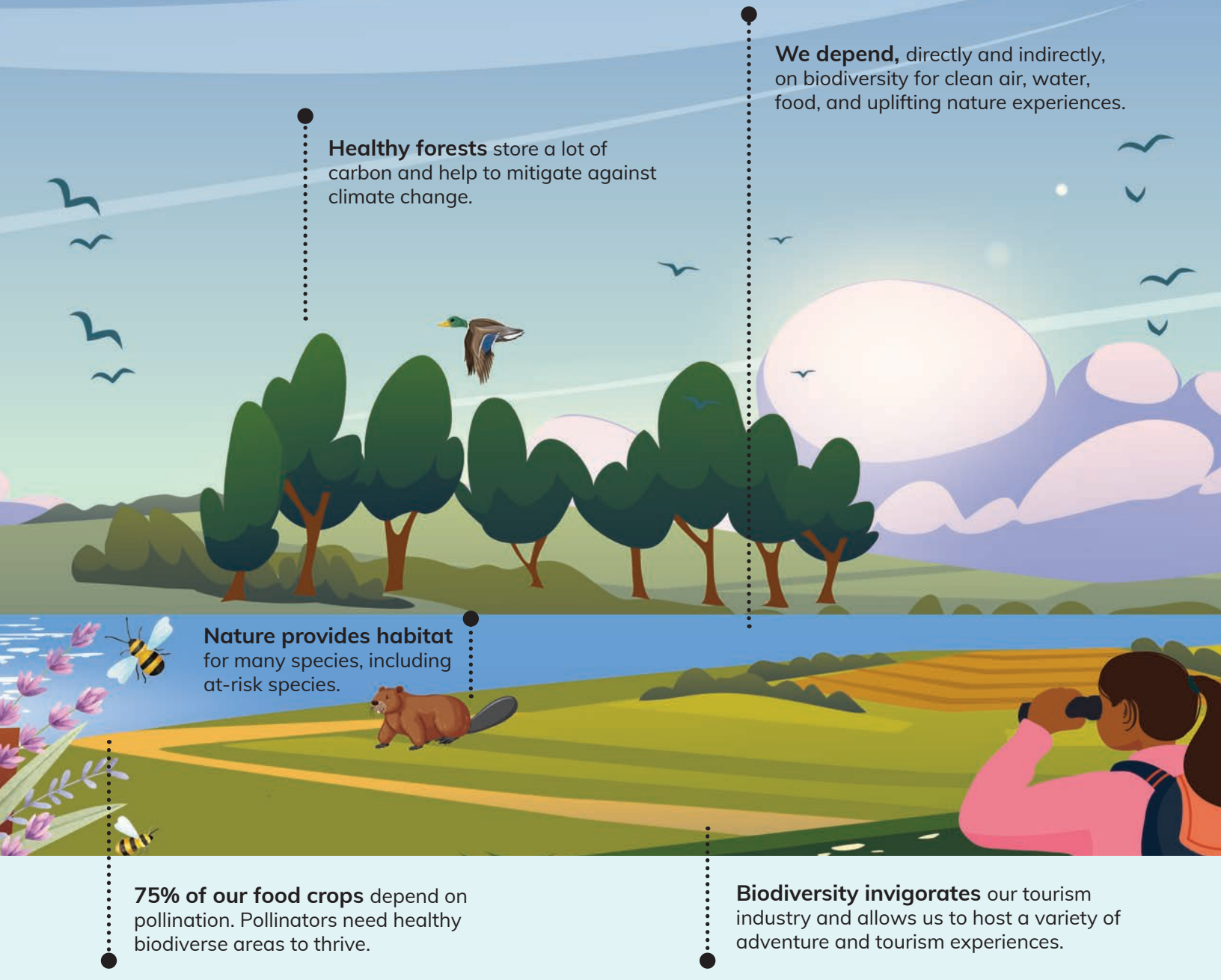


The Benefits of Biodiversity

Both urban and rural communities benefit from healthy functioning habitats and the services they provide, including clean air and water, that are essential to our wellbeing and our local economy. Studies show that having nature nearby has the above, and other, benefits.

The urban communities that could most benefit from nearby nature are often those without adequate trees, parks, and gardens. Protection and enhancement of Hamilton's biodiversity can assist in rehabilitating even the smallest natural areas within the City, making them more resilient to the pressures of the urban environment.

Rural Benefits



Healthy forests store a lot of carbon and help to mitigate against climate change.

We depend, directly and indirectly, on biodiversity for clean air, water, food, and uplifting nature experiences.

Nature provides habitat for many species, including at-risk species.

75% of our food crops depend on pollination. Pollinators need healthy biodiverse areas to thrive.

Biodiversity invigorates our tourism industry and allows us to host a variety of adventure and tourism experiences.

In urban communities, nature provides services like managing stormwater and buffering traffic noise. The relationship between green streetscapes and positive health outcomes is notable. Small actions — such as creating parkettes, applying street-side landscaping, and planting front yard rain gardens — can yield big results. Through the application of a climate change lens, natural assets have the ability to enhance the resiliency of the city over time.

Nature provides many benefits to us such as managing flooding by storing water, significantly reducing air pollution by sequestering carbon, filtering out harmful air particulates, and cooling which reduces the harmful effects of heatwaves.



Hamilton's Biodiversity

Hamilton's biodiversity is rich with an incredibly diverse variety of species due to its unique climate and geography. The shoreline features of Lake Ontario, including Hamilton Harbour and the Cootes Paradise Marsh lie below cliffs, waterfalls, gorges and valleys of the Niagara Escarpment – an over 700km long cliff stretching through the United States and Ontario. Hamilton is home to one of the few sections of the Niagara Escarpment with south facing cliffs, and also lies in a transition zone between southern and northern forests.

The unique habitats created by this geography support a wide variety of species. These include Bald Eagle, Peregrine Falcon, Blanding's Turtle, Jefferson Salamander, Brook Trout, Monarch Butterfly, American Columbo and Eastern Flowering Dogwood. Hamilton is situated within the Atlantic Flyway, one of 4 pathways followed by migratory birds.

Due to its geography, location amongst the Great Lakes and rich diversity, the landscape has been strongly influenced by human settlement and land use activities. Local Indigenous peoples have been stewards and caretakers of this land for thousands of years. These natural areas of Hamilton continue to be essential to local Indigenous people that collect plants and other medicines and exercise their hunting rights in certain areas.

Webster's Falls.
Photo by City of Hamilton.





Niagara Escarpment.
Photo by Conservation Halton.

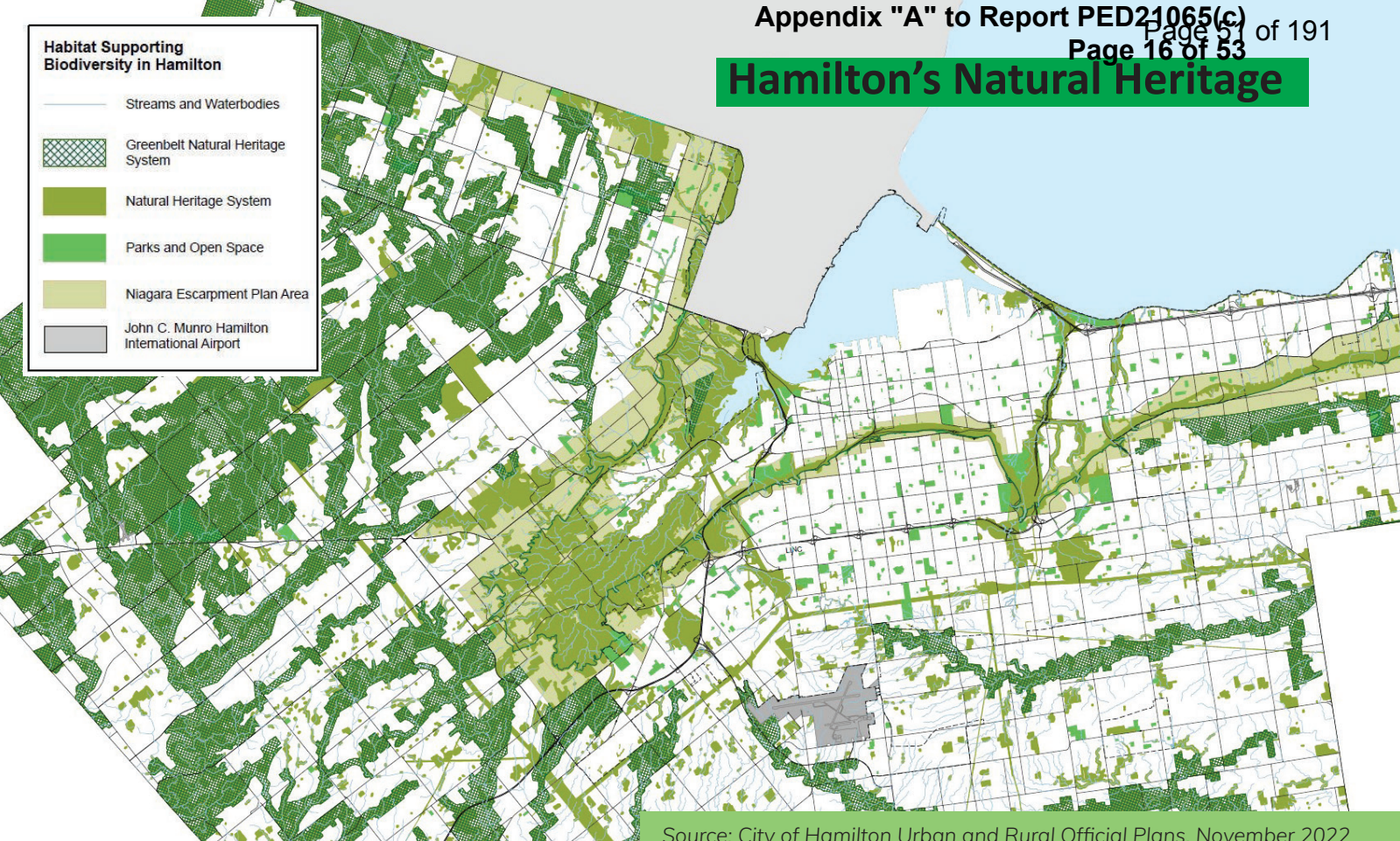
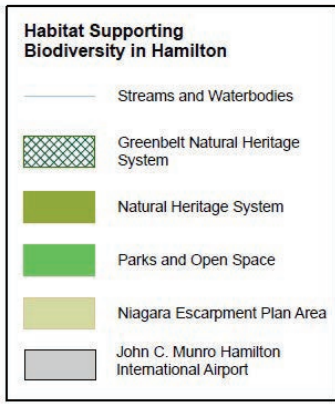
Niagara Escarpment World Biosphere Reserve

The Niagara Escarpment is an internationally recognized landform and was designated as a UNESCO World Biosphere Reserve in 1990. Biosphere reserves are intended to promote solutions to live, work, and play in and around important natural areas so that biodiversity is conserved and enjoyed sustainably. The Niagara Escarpment travels through the City of Hamilton, providing a ribbon of green and separating the lower and upper city.

You can think of the natural areas of Hamilton as a system — a network of meadows, streams, forests, wetlands and other ecosystems that provide core areas and linkages for all forms of life. The healthy functioning of these ecosystems and the services they provide, including clean air, water, and stormwater management are essential to our wellbeing and our local economy.

Conserving and enhancing Hamilton's biodiversity is important because healthy ecosystems sustain healthy people and healthy communities. Healthy ecosystems are also more resilient and help to mitigate the changing climate. Our system of forests, waterways, and trails brings with it countless social and recreational opportunities for us all to enjoy. There are already many success stories here in Hamilton.

Hamilton's Natural Heritage



Source: City of Hamilton Urban and Rural Official Plans, November 2022

Policy Context: Hamilton's Natural Heritage

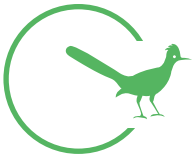
The City of Hamilton Urban and Rural Official Plans contain policies and definitions for the the City's Natural Heritage System. Specifically, **Core Areas** and **Linkages** of natural lands across Hamilton are mapped, and provided with specific protections though land use policy in both the Rural and Urban context.

What is a Core Area?

A Core Area is a natural area that is considered highly valuable for providing many irreplaceable benefits. Core Areas are critical to sustaining species populations, performing important ecological functions such as groundwater recharge and discharge, controlling flooding and erosion, and providing breeding and foraging habitat for wildlife. They are necessary for improving Hamilton's resiliency to a changing climate and providing a healthy environment for all life. Hamilton's Core Areas provide habitats for many species and opportunities for people to experience nature.

What is a Linkage?

Linkages are natural corridors such as old fields, meadows, thickets, hedgerows, streams and associated riparian areas, and woodlands that ecologically connect cores or larger natural areas. Linkages provide plants and wildlife with the opportunity to move to new areas in response to environmental changes and life cycle requirements. Linkages can be important natural features on their own, or degraded habitat which can be improved through restoration, leading to enhanced biodiversity.



Get to Know Hamilton's Biodiversity



Barn Swallow.
Photo by Hamilton Naturalists' Club.



Muskrat.
Photo by Hamilton Naturalists' Club.



Forest. Photo by Brian Wylie.

- Carolinian life-zone stretches from Toronto to Windsor and its forests provide habitat for one-third of the country's species at risk, many of which are found in Hamilton.
- Biological inventories have identified 98 species of damselflies and dragonflies.
- In Hamilton, over 5,000 observers have made almost 125,000 observations using iNaturalist. Over 6000 species have been observed within the urban areas of Hamilton.
- The partners in the Cootes to Escarpment EcoPark System are responsible for stewarding 1,900 hectares (4,700 acres) of natural lands and open space connecting the Niagara Escarpment to Hamilton Harbour at the western end of Lake Ontario. It is one of the most biologically-rich areas in Canada, with more than 1,580 documented species. It provides habitat for more than 50 species at risk.
- The Dundas Valley contains important interior forest habitat and supports a nationally significant community of forest birds. During recent years, about 100 species of breeding birds have been recorded within the valley, making it one of the most species rich areas in southern Ontario.
- Confederation Park, Fifty Point Conservation Area, and the west end of Lake Ontario are all considered important areas for migratory birds.
- Eramosa Karst Conservation Area is considered an Area of Natural and Scientific Interest and has the largest number of unique karst features in the province, providing unique habitats which support a diverse number of species.



Become a Community Scientist!

iNaturalist is a community of naturalists of all levels sharing nature sightings using a free phone app. It is the primary app used by community scientists! Participants contribute their nature sightings in the cloud. Identification tips are provided and experts can help confirm identification of the organisms. Every observation can contribute to biodiversity science, from the rarest butterfly to the most common backyard weed. The findings are shared with scientific data repositories like the Global Biodiversity Information Facility to help scientists find and use the data.



Threats to Biodiversity

Globally, we are experiencing a biodiversity crisis.

Human activities are threatening biodiversity and putting the complex ecosystems of Earth at risk of collapse at a rate unseen in human history. According to Cowie et al (2022), in their article “The Sixth Mass Extinction: fact, fiction or speculation?”, scientists agree that habitat loss and climate change together are leading to the sixth mass extinction event in Earth’s history.

A report published in 2019 by the Intergovernmental Science-Policy Platform on Biodiversity and Ecosystem Services (IPBES) states that negative trends in nature will continue to 2050 and beyond in all of the policy scenarios explored in the report, except those that include transformative changes that ensure biodiversity is protected and enhanced — due to the projected impacts of increasing land-use change, exploitation of organisms and climate change (IPBES, 2019).

There isn’t one single threat to biodiversity — there are many, including human-caused habitat loss and fragmentation, unsustainable building practices and energy production, climate change, industrial agriculture, invasive species, and pollution. According to the *Global Assessment Report on Biodiversity and Ecosystem Services*, around the world three-quarters of the land-based environment, and about two-thirds of the marine environment, have been significantly altered by human actions. The loss of biodiversity can have lasting consequences, including floods, famine, collapse of fisheries, the spread of invasive species and disease, disrupted wildlife migration corridors, and habitat loss (IPBES, 2019).

Everything in nature is connected. The repercussions of unsustainable human activity are made worse by climate change, which is, in turn, made worse by damage to ecosystems, such as the loss of forests that convert carbon dioxide into oxygen.



Photo by Royal Botanical Gardens.



Threats to Biodiversity in Hamilton

Hamilton is no exception to the global biodiversity crisis. The threats to biodiversity currently occurring within Hamilton include invasive species, habitat loss and fragmentation, climate change, and pollution.

Invasive Species

An invasive species is an organism or plant that is not native to a particular area and whose introduction has a negative impact on the natural environment, society, or human health. Invasive species can damage natural ecosystems, outcompete native species, threaten infrastructure, impair water quality, and affect agricultural practices, among other things.



Staff and volunteers managing invasive species. Photo by Hamilton Conservation Authority.

A diversity of native species in a natural area is vitally important for the health of Hamilton's ecosystems. Local plants and wildlife have evolved alongside each other for millennia. The relationships between them, from predator-prey interactions to providing forage, nesting habitat, and cover, are so deeply entrenched that some species have even physically adapted over time, such as Monarch Butterflies and their dependence on the Milkweed plant. Invasive species can dominate an area, spread introduced disease, alter soil chemistry, and outcompete native species for habitat, forage and cover, limiting the quality of habitat available for wildlife.

Invasive species in Hamilton are many and include garlic mustard, common buckthorn, Japanese knotweed, spongy moth, emerald ash borer, carp, beech bark scale, dog strangling vine, periwinkle, goutweed among many others. Invasive species can be found in forests, grasslands, ravines, and very commonly in gardens.



Did You Know?

Organizations across Hamilton have been working to battle **phragmites**, one of the most aggressive invasive species in Ontario. *Phragmites australis*, or European Common Reed, is a tall grass with a large seed head on top, often seen in ditches and wet areas. Hamilton Conservation Authority and Royal Botanical Gardens are examples of organizations that have been working hard to manage "phrag" on their properties around Cootes Paradise. After several years, the hard work is paying off as the population has dramatically decreased and native plants are returning to the area. The area will continue to be monitored and phragmites will continue to be managed across Hamilton.



Invasive Phragmites. Photo by Hamilton Conservation Authority.



Hamilton Harbour and Cootes Paradise. Photo by the Royal Botanical Gardens.

Habitat Loss and Fragmentation

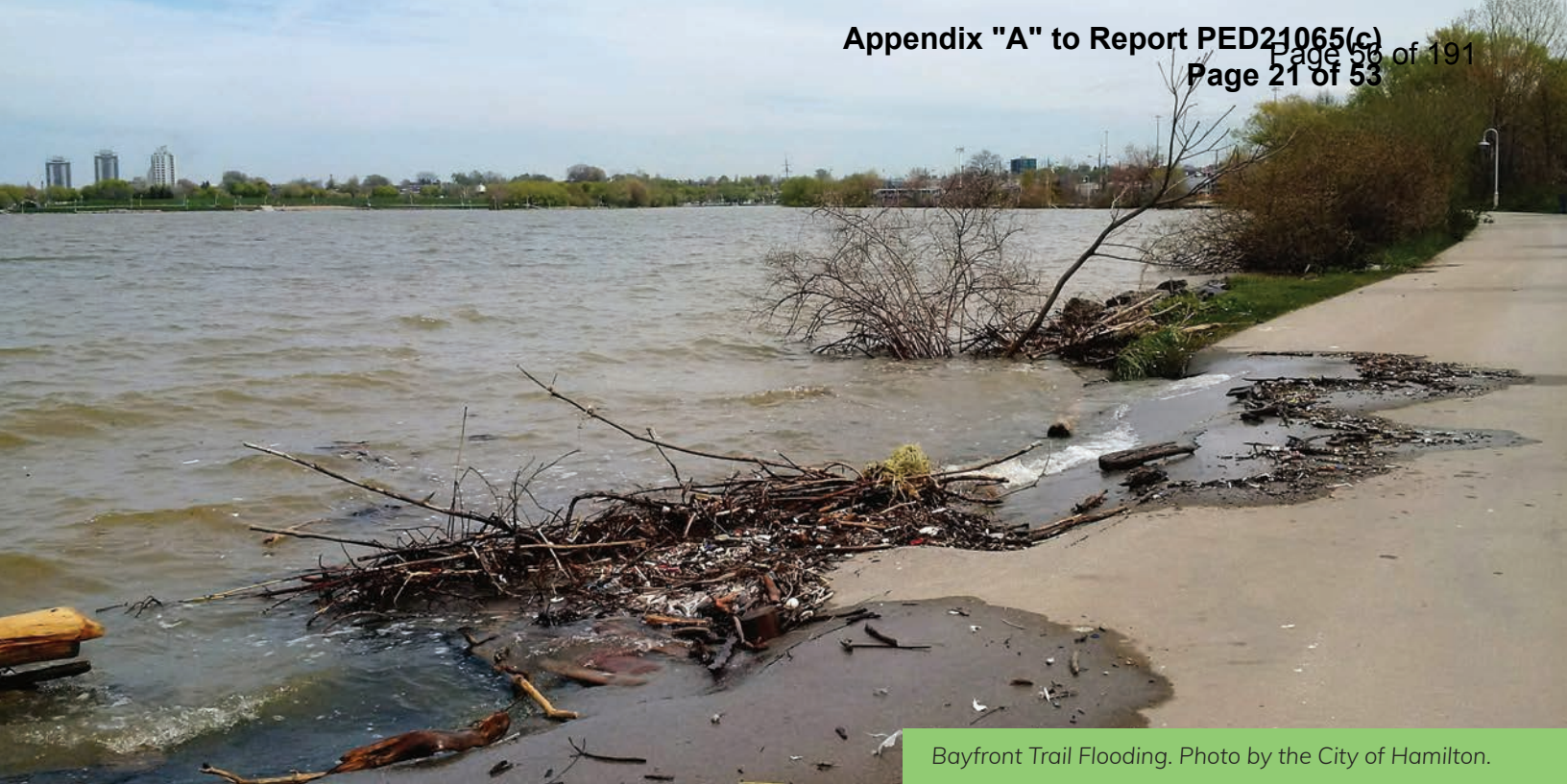
According to the World Wildlife Fund (WWF) habitat loss is a predominant threat to species diversity in Canada (WWF, 2020), and it is happening here in Hamilton. Habitat loss occurs when natural habitats are converted to agriculture and urban development. Habitat loss also occurs as a result of invasive species making areas less suitable for wildlife.

One result of habitat loss is fragmentation. Fragmentation occurs when habitats are cut into smaller pieces of land or water because of roads and development, as an example. Fragmentation interrupts essential wildlife corridors and eliminates habitats for species that require large natural areas of a specific habitat type, including Bald Eagles, Pileated Woodpeckers, Jefferson Salamanders, and all native turtle species.



Did You Know?

The Cootes to Escarpment EcoPark System was created by a collaborative that was formed, in part, to help “fight the fragmentation” of the natural lands in the Dundas and Aldershot area and ensure a green corridor exists between Cootes Paradise and the Niagara Escarpment. EcoPark System partners have permanently protected over 200 acres of natural lands to help connect the 9,600 acres that are already protected. The Partners continue to acquire natural lands as they become available.



Bayfront Trail Flooding. Photo by the City of Hamilton.

Climate Change

Climate change and biodiversity are interconnected. Even small changes in average temperature and precipitation have a significant effect on ecosystems and the wildlife that rely on them.

For example, in Hamilton, extreme weather caused by climate change, including increased rainfall, challenges the combined sewer system in the older parts of the city. This system, which includes combined sewer overflow tanks that hold both storm and sanitary sewer effluent, can be overwhelmed with stormwater flows, causing the tanks to discharge this waste directly into creeks and impacting aquatic organisms.

Climate change and the more frequent extreme weather events that it brings, is causing more frequent combined storm/sanitary wastewater discharges into our aquatic ecosystems.

A strong healthy ecosystem can help to mitigate the impacts of climate change. The Biodiversity Action Plan focuses on maintaining and enhancing biodiversity, as well as ecosystem health, to increase resiliency to climate change.



Did You Know?

The positive changes we make in our communities will help biodiversity and facilitate climate mitigation and adaptation. Addressing stormwater management challenges by using low impact development (LID)/green infrastructure opens the door to creating more native habitat and helping to boost local biodiversity while, at the same time, helping to slow stormwater flows. The solution, done right, is a benefit.



Industrial pollution in Hamilton. Photo by Lynda Lukasik.

Pollution

All forms of pollution threaten biodiversity. For example, acid rain can lead to excess levels of acid in waterways and can damage soil, affecting aquatic life and causing unsuitable growing conditions. Pollutants, including fertilizer, road salt and heavy metals are absorbed into the ground and transported into natural systems via stormwater runoff where they damage aquatic ecosystems.

Locally, particulate pollution and other air contaminants emitted from our industrial sector and trucks and cars negatively impact Hamilton’s terrestrial life and human health. Air deposition of contaminants into waterways is a problem for aquatic ecosystem health. It is caused in the atmosphere when water particles mix with carbon dioxide, sulphur dioxide, and nitrogen oxides to form a weak acid. When acid rain pollutes marine habitats, such as rivers and lakes, aquatic life is harmed (Government of Canada, 2013). Prior to modern pollution laws, waste was dumped into the Harbour by industries, which today, continues to threaten public health, contaminate fish and wildlife, and restrict the full use of the waterfront. Over the past century, sediment on the harbour bottom has been contaminated by metals, polychlorinated biphenyls (PCBs), polycyclic aromatic hydrocarbons (PAHs), and other hazardous chemicals.

Damage done to Hamilton Harbour watershed through industrial development and population growth has resulted in the area’s designation as a Great Lakes “Area of Concern” (AOC) through the international Great Lakes Water Quality Agreement (Government of Canada, 2012). As a source for social, economic, and ecological progress, significant work has been done to remediate the Harbour and delist it as an AOC using a Remedial Action Plan (RAP).

The benefits of our success in addressing specific issues such as restoration of riparian habitat are being overshadowed by the negative impacts of larger, system-wide challenges. As a community, our ability to improve Harbour water quality has never been stronger, but our technology and processes must keep up with challenges posed by regional population growth, land development and climate change.



Did You Know?

The construction of the Randle Reef containment facility is the single most significant step forward in containing toxic sediment in the Harbour. It is not, however, the only step. Importantly, according to the 2017 Bay Area Restoration Council Report Card, the contamination of fish and wildlife is slowly declining overall (Bay Area Restoration Council, 2017). The clean-up will lead to further reductions in exposure to and the effects of toxic deposits.



Hamilton Success Stories



Volunteer community tree planting events across Hamilton.
Photos by Hamilton Naturalists' Club.



Transformative changes are needed to protect, restore, and enhance biodiversity. However, the news isn't all bleak. Work is being done in Hamilton and beyond.

The Biodiversity Action Plan is the thread that sews our collective actions together. Many of the actions in this Plan aren't new. Partners have been working to protect, explore, enhance, and restore Hamilton's biodiversity for decades. There are many success stories to share, including the return of top predators like Bald Eagles and Peregrine Falcons to the area. Recently, Hamiltonians have delighted in creating native pollinator plant gardens to increase pollinators in their backyards and community gardens.

Community Tree Plantings

The City of Hamilton has been working with Environment Hamilton, Hamilton Naturalists' Club and Green Venture to host community volunteer tree plantings across Hamilton. This has resulted in thousands of trees being planted, in addition to the thousands planted by the City each year.

Pollinator Paradise Certification

Since 2015, Environment Hamilton and the Hamilton Naturalists' Club have been building a Pollinator Paradise of certified gardens across the city to provide food and shelter for native pollinators. By doing this with our community we are strengthening and enhancing Hamilton's unique biodiversity. Over 400 residents have certified their garden helping to build the pollinator network. This work led to Hamilton being certified as a Bee City.



Hamilton Success Stories (continued)



Snapping Turtle Hatchling.
Photo by Hamilton Naturalists' Club.

Project Paradise (in Cootes Paradise)

This is an innovative freshwater marsh restoration venture for two large rivermouth wetland systems and includes a range of conservation projects. It is dependent on the Fishway separating Cootes Paradise from Hamilton Harbour, the first carp barrier/two-way fishway structure on the Great Lakes. The structure is both an invasive species management structure as well as a public information and education site. The current restoration initiatives began in 1993 as a component of the Hamilton Harbour Fish and Wildlife Habitat Restoration Project. This broader project is part of the Hamilton Harbour Remedial Action Plan, supported by citizens through the federal and provincial governments and based in the Great Lakes Water Quality Agreement.



Trail through forest.
Photo by Hamilton Naturalists' Club.

Natural Heritage System

The Natural Heritage System is informed by the Natural Areas Inventory (NAI) which collects data on plants, mammals, birds, butterflies/moths, reptiles/amphibians, and fish. The NAI is focused on large natural areas primarily in rural Hamilton. It is a partnership between City of Hamilton, Hamilton Conservation Authority and Hamilton Naturalists' Club and has been conducted in 1993, 2003, 2013. The database is maintained by the Hamilton Conservation Authority.



Peregrine Falcon.
Photo by Brian Wylie.



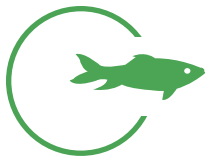
Where We Are Going



Monarch caterpillar on Common Milkweed.
Photo by Hamilton Naturalists' Club.

Our Vision

A Hamilton that is resilient to climate change, celebrates nature, and provides a healthy environment for all life.



A Biodiversity Action Plan for Hamilton

Hamilton's Biodiversity Action Plan (BAP) outlines the actions needed to protect and enhance the biodiversity within Hamilton to ensure our community remains a healthy, biodiverse place for people to live, work, visit or invest and for plant, animal, and insect species to thrive.

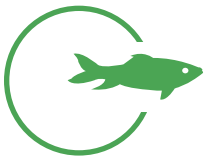
The BAP is our opportunity to create a Hamilton that is resilient to climate changes, protects nature, and provides a healthy environment for all life. Everyone that lives, works, invests in, travels to, or relies on Hamilton and the health of its ecosystems has a role to play in its implementation. Government, institutional, and not-for-profit stakeholders and organizations have a particularly important role to play.



Community members engaged in an outreach event.
Photo by Hamilton Naturalists' Club.



Installing interpretive signage.
Photo by Hamilton Naturalists' Club.



A Biodiversity Action Plan for Hamilton (Continued)

Achieving the identified key priorities and actions in this Plan will build on Hamilton's successful history of collaboration, innovation, and project scaling to protect biodiversity from the impacts of a growing city.

The BAP fills existing gaps and complements and aligns with strategies and activities, many of which are already happening, including the Natural Heritage System in the City of Hamilton's Official Plan, the City's Strategic Plan, and Our Future Hamilton. It also considers plans, including the Urban Forest Strategy and the Hamilton Climate Action Strategy.

It will also support the work of current projects by Hamilton Conservation Authority, Environment Hamilton, the Hamilton Naturalists' Club, Hamilton 350, Action 13, the Bay Area Climate Change Council, along with the City of Hamilton's Office of Climate Change Initiatives.

Hamilton's Biodiversity Action Plan aligns with existing local, provincial, federal, and international goals and commitments that move toward global sustainability. Some examples include the United Nations Convention on Biological Diversity and the Great Lakes Water Quality Agreement. These guiding frameworks, along with special legislation to protect Species at Risk at both the provincial and federal level, form the foundation of biodiversity sustainability.

This plan is ambitious and aspirational. It includes Actions to be accomplished in the next five years and into the future. Monitoring and measuring the actions detailed in this document is key to achieving the BAP vision.

Hamilton has always been a diverse community with forward thinking and ambitious leaders. It is time to harness our collective talents, knowledge, expertise and efforts to work together and find innovative ways to benefit all life in Hamilton.



Monarch Butterfly. Photo by Hamilton Naturalists' Club.



How We Get There



Key Priorities and Guiding Actions

The following Key Priorities and Guiding Actions have been identified by the BAP partners as strategic areas of focus to enhance biodiversity conservation in Hamilton. The Key Priorities provide a high-level description of the areas of focus that are required to ensure the long-term protection, enhancement, and restoration of biodiversity in Hamilton.

A total of **7 Key Priorities** are provided:

- Key Priority 1:** Develop an administrative framework to manage the on-going implementation of the Biodiversity Action Plan's Actions.
- Key Priority 2:** Understand the current baseline state of Hamilton's biodiversity to inform future monitoring and priorities.
- Key Priority 3:** Protect natural areas and their functions within Hamilton over the long-term to support diversity and connectivity.
- Key Priority 4:** Enhance public awareness of the importance of biodiversity and explore opportunities to enhance biodiversity through stewardship.
- Key Priority 5:** Protect Hamilton's biodiversity by implementing coordinated, city-wide efforts to control, remove, and manage invasive species.
- Key Priority 6:** Enhance local aquatic habitats through sustainable stormwater management practices and restoration of degraded watercourses, waterbodies, and wetlands.
- Key Priority 7:** Ensure impacts on or improvements to local biodiversity are clearly considered in all municipal decision making related to the development or use of urban and rural lands.

The Guiding Actions describe the intended work to be completed by partner organizations to address the Key Priorities. The Guiding Actions complement and build upon current initiatives being undertaken across the city, rather than duplicating efforts.

For a complete list of specific Actions for each Key Priority, including time frames and lead organizations, please see Appendix A: Biodiversity Action Plan - Actions Table.

The Actions listed in Appendix A will evolve over time by incorporating new ideas and responding to changing conditions. They will be implemented over the next five years as the resources and budgets of active stakeholders allow. Annual monitoring will be used to assess the effectiveness of the Actions and identify additional opportunities.

This BAP is committed to collaborating and learning from local Indigenous communities and Indigenous-led conservation to ensure that Indigenous worldview and traditional knowledge are respected and implemented in biodiversity action. Everyone has a role to play in protecting and enhancing biodiversity. Each Key Priority includes ideas for action that any person or organization can take to improve Hamilton's local biodiversity.

Key Priority 1: Develop an administrative framework to manage the on-going implementation of the Biodiversity Action Plan's Actions.



Native bee on annual Sunflower.
Photo by Hamilton Naturalists' Club.

Rationale

To maintain momentum of the Biodiversity Action Plan and ensure implementation of the Actions is successful, an on-going administrative framework is needed. This will help ensure that Actions committed to by participants are executed in a coordinated way and that their implementation is communicated to the public effectively.

Guiding Actions

- Form a Biodiversity steering committee, which includes representatives from contributing partners and the community-at-large, that is responsible for monitoring progress and tracking the implementation of BAP Actions and identifying gaps.
- Secure funding for an administrative coordinator position for central management of the BAP for all contributing partners.
- Develop and implement a communications plan to help raise awareness about biodiversity in Hamilton and the role everyone can play in protecting and celebrating it.

What Can You Do?

- Share information from the BAP with friends, family, co-workers, and community groups.
- Follow the BAP project partners on social media to stay informed about opportunities to get involved in volunteer opportunities or local events.
- Support existing efforts — to promote and enhance biodiversity by participating in learning events, workshops, campaigns, and stewardship initiatives.

Key Priority 2: Understand the current baseline state of Hamilton's biodiversity to inform future monitoring and priorities.



Monitoring Hamilton's Biodiversity.
Photo by Hamilton Conservation Authority.

Rationale

This Key Priority and its Actions will assist in identifying the gaps in the collection and sharing of data about biodiversity between partners involved in collection of biodiversity data in Hamilton. It also sets the baseline information about the state of biodiversity across Hamilton so that future monitoring reports can measure the effectiveness of the Actions.

Guiding Actions

- Develop a biodiversity report and monitoring framework to depict the baseline state of Hamilton's biodiversity health, and determine the methods for how it will be assessed in the future.
- Improve coordination of biodiversity data collection and monitoring efforts across local partnering organizations.
- Collect additional information about Hamilton's biodiversity through community science programs, including the free iNaturalist app.
- Plan opportunities to bring together experts in ecology and biology to discuss local biodiversity issues and successes with the community.
- Report regularly on the progress of BAP action implementation.

What Can You Do?

- Review and share the BAP report.
- Download iNaturalist and start recording the species you see around Hamilton.

Key Priority 3: Protect natural areas and their functions within Hamilton over the long-term to support diversity and connectivity.



Wildlife need safe passage.
Photo by Royal Botanical Gardens.

Rationale

There are spaces around Hamilton that are important for the overall health and long-term stability of local biodiversity, but which may not have protections from development for the long-term. This Key Priority and its Actions focus on investigating public, institutional, or private lands that could be permanently protected to enhance opportunities for biodiversity and provide safe passage for wildlife movement.

Guiding Actions

- 🌿 Assess local wildlife corridors to understand current patterns of movement of local species.
- 🌿 Investigate options for protected wildlife corridors to promote habitat connectivity.
- 🌿 Identify terrestrial and aquatic habitats that require further protection.

What Can You Do?

- 🌿 Help identify wildlife corridors by sharing where you see wildlife at road crossings as well as road mortality sightings by contributing to iNaturalist.

Key Priority 4: Enhance public awareness of the importance of biodiversity and explore opportunities to enhance biodiversity through stewardship.



Rationale

This Key Priority and its Actions focus on the role that everyone must play in protecting and enhancing Hamilton's biodiversity, including opportunities for urban and rural biodiversity enhancement projects at the watershed and neighbourhood scale.

Guiding Actions

- Increase outreach opportunities to educate the public on the importance of biodiversity in Hamilton.
- Provide increased opportunities for planting native species to connect fragmented landscapes, and create new, biodiverse natural areas.
- Celebrate local biodiversity excellence through award and certification programs.

What Can You Do?

- Provide habitat for nature by planting native trees, shrubs, and wildflowers to enhance biodiversity and on your property. In rural areas, use agricultural best management practices to improve water quality and wildlife habitats.
- Participate in native species planting events.

Key Priority 5: Protect Hamilton's biodiversity by implementing coordinated, city-wide efforts to control, remove, and manage invasive species.



Rationale

This Key Priority and its Actions build on existing initiatives to pool resources and expertise to manage invasive species collaboratively. Invasive species are prevalent in Hamilton and are one of the key threats to biodiversity. A focused effort is needed to manage invasive species and is critical for the protection and enhancement of local biodiversity. For more information on invasive species, review the Threats to Biodiversity in Hamilton section of this document.

Guiding Actions

- 🌿 Share data and expertise and collaborate on management initiatives and maximize resources where possible with organizations involved with managing invasive species.

What Can You Do?

- 🌿 Learn to identify Hamilton's invasive species and how to curb their spread. Learn how to manage and dispose of invasive species at home through resources such as the Ontario Invasive Plant Council and their "Grow Me Instead" guide (2020).
- 🌿 Participate in invasive species management activities such as garlic mustard pulls and buckthorn removal. Visit partners' websites and social media channels for upcoming opportunities.

Key Priority 6: Enhance local aquatic habitats through sustainable stormwater management practices and restoration of degraded watercourses, waterbodies and wetlands.



Seabin trap to collect garbage.
Photo by Pollution Probe.

Rationale

This Key Priority and its Actions investigate opportunities to improve the health of aquatic habitats and source water protection through the adoption of innovative stormwater low impact development practices, noted agricultural Best Management Practices and mitigating the effects of stormwater run-off into the local ecosystem.

Guiding Actions

- Investigate opportunities for enhancing on-site stormwater management practices through redevelopment.
- Deliver education programs to the public about sustainable stormwater management practices.
- Install sea bins and litter traps in catch basins surrounding the Harbour to collect litter entering the Harbour.

What Can You Do?

- Learn about and implement techniques to manage stormwater at home, for example creating a rain garden or installing a rain barrel to slow down or eliminate the flow of storm water to the municipal sewer system.
- Disconnect your downspout from the sewer system and, instead, direct flow to a permeable area of your yard.
- Do not release live aquatic plants and animals, including live bait, into rivers, streams, and lakes.

Key Priority 7: Ensure impacts on or improvements to local biodiversity are clearly considered in all municipal decision making related to the development or use of urban and rural lands.



Native plant pollinator garden.
Photo by Hamilton Naturalists' Club.

Rationale

This Key Priority and its Actions focus on prioritizing biodiversity in all planning, development, and decision making. It will help to ensure that developments consider and minimize their impact on biodiversity by reducing habitat fragmentation, managing stormwater innovatively, and providing opportunities for enhancements to the local ecosystem.

Guiding Actions

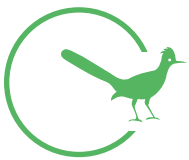
- Create development standards and site plan design guidelines that protect biodiversity and improve local habitats.
- Protect biodiversity and consider enhancement during all project planning by ensuring the BAP's Key Priorities and Actions are upheld in this context.
- Investigate potential for wildlife sweeps and plant salvages ahead of development when impact on natural areas cannot be avoided.

What Can You Do?

- Participate in municipal planning approvals processes to understand how natural areas are being protected in decision making.
- Get in touch with your local Councillor to let them know what your concerns are about biodiversity and natural spaces in your community.
- Contribute your thoughts on the Biodiversity Action Plan, and other important City initiatives, on the Engage Hamilton website. Your ideas and feedback will ensure Hamilton is an even better place to live, work, and play. Visit <https://engage.hamilton.ca>.



Looking out over Hamilton Harbour.
Photo by Hamilton Naturalists' Club.



Conclusion: The Future of Biodiversity in Hamilton

As you've read, the partners who have developed Hamilton's Biodiversity Action Plan are committed to protecting and enhancing Hamilton's biodiversity. Hamilton's biodiverse areas are relatively healthy; however, they depend on an engaged and interested public, as well as policies in place to protect them at municipal, provincial, and federal levels.

Biodiversity monitoring conducted by partners shows that Hamilton's biodiversity needs to be better protected and enhanced in order to have healthy, functioning ecosystems that provide countless ecosystem services, while also providing important habitats for common and at-risk species. Biodiversity is threatened by habitat loss, pollution, invasive species, and climate change. Yet, until now, there is no one document to pull together the partners and collaborative Actions needed to protect biodiversity.

The Biodiversity Action Plan proposes Actions that can be undertaken right away, along with longer term Actions that will need collaboration from several partners. All of the Actions will be started in the first five years of BAP implementation. At that point the Actions will be reviewed to see what is working and what needs to be adapted or added to the list of Actions.

Most importantly, everyone has a role to play in protecting biodiversity. We hope that the work already being done by partners, and other Actions outlined in this BAP, will inspire us all into action.



HAMILTON BIODIVERSITY ACTION PLAN

Partner organizations



The creation of this BAP was made possible by financial contributions from:



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HAMILTON
BIODIVERSITY
ACTION PLAN



Aquatic plants in wetlands.
Photo by Royal Botanical Gardens.

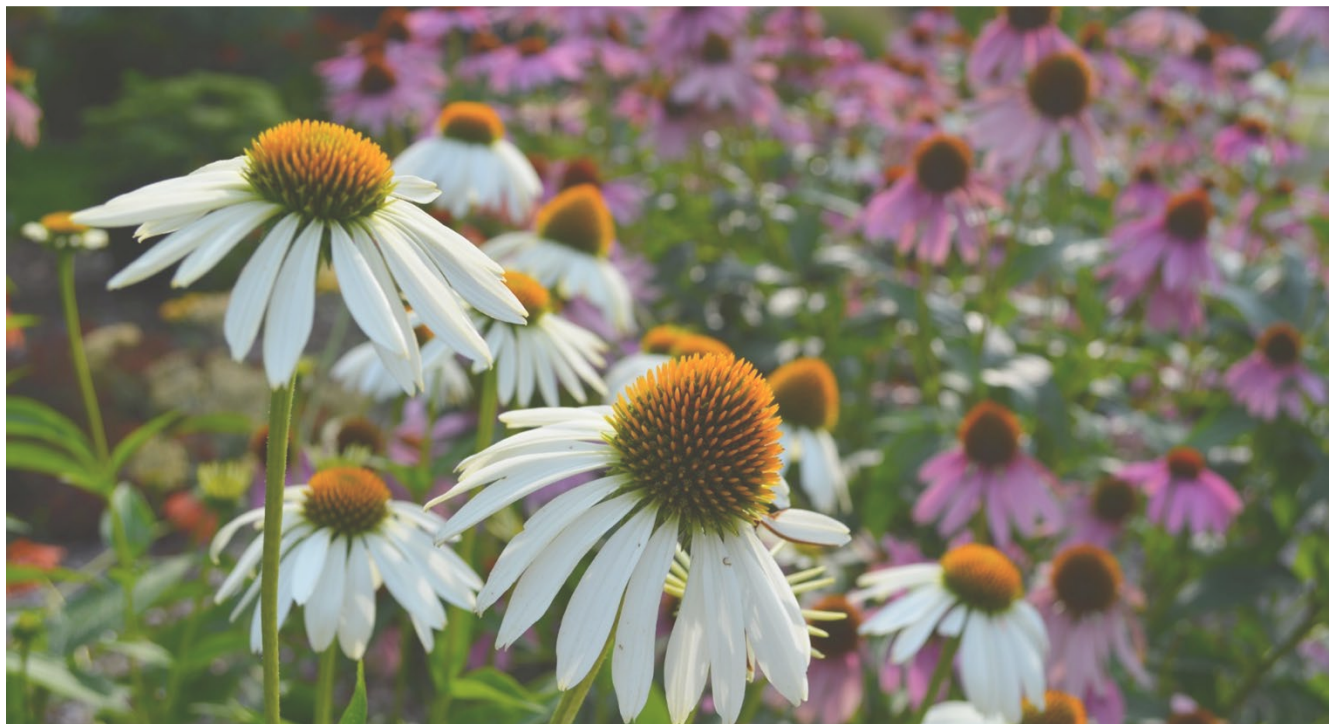


APPENDIX A: Key Priorities and Actions



Key Priority 1: Develop an administrative framework to manage the on-going implementation of the Biodiversity Action Plan’s Actions.

Actions	Timeframe	Lead
1.1 Establish a Biodiversity Action Plan (BAP) coordinator position within a partner agency to monitor the implementation of the BAP actions and lead public communications initiatives.	1 Year	To be determined by the Biodiversity Action Plan Partners
1.2 Identify long-term funding strategies for the protection and enhancement of the natural environment to improve biodiversity.	1 – 3 Years	Biodiversity Action Plan Partners
1.3 Formalize and continue the BAP partnership to ensure coordinated actions and ongoing communication between all partner organizations.	1 Year	Biodiversity Action Plan Partners



Key Priority 2: Understand the current baseline state of Hamilton’s biodiversity to inform future monitoring and priorities.



Actions	Timeframe	Lead
2.1 Develop a “State of the Environment” report periodically to track the City’s progress towards natural heritage protection goals and report on on-going City initiatives related to natural heritage.	1 - 3 Years	City of Hamilton, (Planning and Economic Development – Planning Division)
2.2 Centralize and standardize the collection and sharing of biodiversity data across all Biodiversity Working Group partner organizations.	1 – 3 Years	BAP Coordinator
2.3 Develop a process for updating Natural Areas Inventory along with ongoing maintenance.	1 – 3 Years	Hamilton Conservation Authority City of Hamilton Hamilton Naturalists’ Club
2.4 Develop an Annual Report Card to be completed by Biodiversity Action Plan partners to report on Actions and to assist in writing future progress reports.	1 Year	BAP Coordinator
2.5 Organize an annual Biodiversity workshop to discuss monitoring, results, and projects related to the BAP, and to share progress on the BAP actions with the public.	1 – 3 Years	BAP Coordinator

Key Priority 3: Protect natural areas and their functions within Hamilton over the long-term to support diversity and connectivity.



Actions	Timeframe	Lead
3.1 Investigate wildlife corridors and identify the tools and mechanism needed to support their protection.	3 – 5 Years	City of Hamilton (Planning and Economic Development – Planning Division)
3.2 Review existing inventories of protected lands to identify additional key habitats that need to be viewed as part of an overall land securement strategy.	3 – 5 Years	Hamilton Naturalists' Club
3.3 Investigate the feasibility for eco-passages in areas identified as significant wildlife corridors to reduce vehicle strikes and road mortality.	3 – 5 Years	BAP Coordinator
3.4 Continue to support opening vistas at key areas along the escarpment to deter unauthorized trails which result in negative impact to sensitive escarpment habitat.	Ongoing	City of Hamilton (Public Works - Parks and Cemeteries)
3.5 Preserve and enhance City managed dune habitat along the Lake Ontario shoreline by reducing erosion through maintaining dedicated beach access and leaving deadwood.	1 – 3 Years	City of Hamilton (Public Works - Parks and Cemeteries)
3.6 Review the Natural Heritage policies of the Rural and Urban Hamilton Official Plans and investigate options for amendments to strengthen protection of biodiversity in both the rural and urban contexts.	1 – 3 Years	City of Hamilton (Planning and Economic Development – Planning Division)



Key Priority 4: Enhance public awareness of the importance of biodiversity and explore opportunities to enhance biodiversity through stewardship.

Actions	Timeframe	Lead
4.1 Encourage regular use of native plants in all planting projects led by Biodiversity Action Plan partners to maximize the resilience of greenspaces and to support habitats.	1 – 2 Years	BAP Coordinator
4.2 Seek opportunities to work with institutional and industrial landowners to enhance biodiversity on their lands.	3 – 5 Years	Hamilton Naturalists' Club Environment Hamilton
4.3 Celebrate local biodiversity excellence through initiatives including the Monarch Awards, Pollinator Paradise certification programs, and others.	1 – 2 Years	Hamilton Naturalists' Club
4.4 Establish a working group to develop and implement a communications plan to raise awareness about biodiversity in Hamilton and the role everyone has to play in protecting and celebrating it.	1 – 2 Years	BAP Coordinator
4.5 Partner with new developments and developers to craft messaging for homebuyers and commercial property purchasers to understand property boundaries at natural areas.	1 – 2 Years	BAP Coordinator
4.6 Communicate with developers and realtors about policies on vacant lands, good biodiversity practices, property boundaries, and owners of natural lands and their policies and practices.	1 – 3 Years	Cootes to Escarpment EcoPark System Secretariat
4.7 Develop a community science program using iNaturalist to engage residents in collecting information about Hamilton's biodiversity and to learn more about previously inventoried areas.	1 – 3 Years	BAP Coordinator



Key Priority 4 (cont'd): Enhance public awareness of the importance of biodiversity and explore opportunities to enhance biodiversity through stewardship.

Actions	Timeframe	Lead
4.8 Investigate the potential of hosting workshops for landowners on topics including manure runoff and well decommissioning.	Ongoing	Hamilton Conservation Authority (Hamilton Watershed Stewardship Program)
4.9 Host volunteer and community events to plant native species on public lands to increase biodiversity, connect fragmented landscapes, and create new natural areas.	Ongoing	Hamilton Conservation Authority (Hamilton Watershed Stewardship Program, Outdoor Education Program, Capital Projects and Strategic Services, Conservation Area Services) Hamilton Naturalists' Club
4.10 Develop a focal habitat creation site in each Ward to demonstrate the potential to increase biodiversity in the urban area by planting native trees, shrubs and wildflowers.	3 – 5 Years	Hamilton Naturalists' Club
4.11 Install trial pollinator gardens in areas of the City designed to promote increased pollination and are focused on native species of plants and pollinating insects (i.e. bees, butterflies etc.).	1 – 3 years	City of Hamilton (Public Works - Forestry & Horticulture, Environmental Services)



Key Priority 4 (cont'd): Enhance public awareness of the importance of biodiversity and explore opportunities to enhance biodiversity through stewardship.

Actions	Timeframe	Lead
4.12 Create naturalized areas in selected parks by planting native perennials and low growing shrubs.	2 – 4 Years	City of Hamilton (Public Works - Environmental Services: Parks and Cemeteries, Facilities, Forestry and Horticulture, Landscape Architectural Services)
4.13 Community tree planting through volunteer groups planting native species of container stock trees to rehabilitate public lands within the City.	Ongoing	City of Hamilton (Public Works - Forestry & Horticulture, Environmental Services) Environment Hamilton Hamilton Naturalists' Club
4.14 Encourage increased use of natural burial in City of Hamilton cemeteries that will consider biodiversity through landscape design, species selection and maintenance approach.	1 – 2 Years	City of Hamilton (Parks and Cemeteries)
4.15 Develop tools that will support biodiversity friendly plantings on cemetery properties by cemetery patrons.	1 – 2 Years	City of Hamilton (Parks and Cemeteries)
4.16 Identify opportunities for ecological restoration, enhancement, and connectivity on private properties, offering technical and financial assistance (if applicable) to private property owners to enhance or create new connections.	Ongoing	Hamilton Conservation Authority (Hamilton Watershed Stewardship Program)
4.17 Include consideration of biodiversity in the evaluation of submissions for the City of Hamilton's Urban Design and Architecture Awards.	1 – 2 years	City of Hamilton, (Planning and Economic Development – Planning Division)

Key Priority 5: Protect Hamilton’s biodiversity by implementing coordinated, city-wide efforts to control, remove, and manage invasive species.



Actions	Timeframe	Lead
5.1 Form a working group of local stakeholders and agencies undertaking invasive species management in Hamilton to share data and expertise and to collaborate on management initiatives and maximize resources, where possible.	Ongoing	Hamilton Conservation Authority (Terrestrial Ecology)
5.2 Expand the Adopt-a-Park Program to include support for adopting natural open spaces, pollinator patches, seed banks, habitat structures, and invasive species management on Parks properties.	1 – 2 Years	City of Hamilton (Public Works - Business Programs/ Parks and Cemeteries)
5.3 Offer technical, volunteer, and (if applicable) financial assistance to private property owners to manage invasive species on private lands.	Ongoing	Hamilton Conservation Authority (Hamilton Watershed Stewardship Program, Terrestrial Ecology)
5.4 Adopt in-field and workshop-based protocols for the cleaning and sanitization of equipment and machinery between sites.	Ongoing	Hamilton Conservation Authority (Terrestrial Ecology)
5.5 Implement Invasive Species Strategy and identify goals related to mapping and management of invasive species in priority areas.	Ongoing	Hamilton Conservation Authority (Terrestrial Ecology) Hamilton Naturalists' Club
5.6 Provide education and awareness programs to reduce bird deaths from outdoor cat population.	1 – 3 Years	City of Hamilton (Planning and Economic Development)



Key Priority 6: Enhance local aquatic habitats through sustainable stormwater management practices and restoration of degraded watercourses, waterbodies and wetlands.

Actions	Timeframe	Lead
6.1 Develop a Watershed Action Plan to meet the expectations for a cleaner aquatic environment. Build on the City-assembled consortium of agencies with a common goal of improving harbour conditions and ultimately delisting Hamilton Harbour as an Area of Concern.	1 – 3 Years	City of Hamilton (Hamilton Water, Waste Management)
6.2 Through the development of City-wide Low Impact Development Guidelines, the City will consider landscape-based stormwater infiltration techniques for enhancement of onsite local biodiversity in accordance with area specific EIS and sub watershed study recommendations.	1 – 3 Years	City of Hamilton (Planning and Economic Development - Growth Management)
6.3 Consider lot level stormwater management, green infrastructure, and grey water reuse opportunities at the design stage of park and cemetery projects.	1 – 3 Years	City of Hamilton (Public Works - Landscape Architectural Services/Parks and Cemeteries)
6.4 Advocate for a fair stormwater fee to help address contaminants that flow into the wastewater management system during storm events.	1 – 2 Years	Environment Hamilton
6.5 Deliver education programs about stormwater management to the public and businesses (ex. Yellow Fish Road Program that is delivered by BARC) to increase stormwater management on private lands.	Ongoing	Bay Area Restoration Council
6.6 Deliver technical and (where applicable) financial assistance to private property owners implementing agricultural Best Management Practices (BMPs) and Stormwater Low Impact Development (LID) practices on private properties.	Ongoing	Hamilton Conservation Authority (Hamilton Watershed Stewardship Program)

Key Priority 6 (cont'd): Enhance local aquatic habitats through sustainable stormwater management practices and restoration of degraded watercourses, waterbodies and wetlands.



Actions	Timeframe	Lead
6.7 Mitigate flooding and erosion risks and improve water quality in the lower urban area of Stoney Creek by increasing stormwater retention via the installation of constructed wetlands in the upper watershed area of Battlefield and Stoney Creek.	Ongoing	Hamilton Conservation Authority (Watershed Management Services)
6.8 Install sea bins and litter traps in catch basins surrounding the Harbour to collect litter entering the Harbour.	1 – 2 Years	City of Hamilton (Public Works - Parks and Cemeteries)
6.9 Assess opportunities to reduce water consumption through monitoring, maintenance, and implementing best practices.	1 – 3 Years	City of Hamilton (Public Works - Parks and Cemeteries)
6.10 Implement the Hamilton Salt Management Plan as it applies to public roads, bicycle infrastructure, sidewalks, and pathways.	Ongoing	City of Hamilton (Public Works - Parks and Cemeteries)





Key Priority 7: Ensure impacts on or improvements to local biodiversity are clearly considered in all municipal decision making related to the development or use of urban and rural lands.

Actions	Timeframe	Lead
7.1 Develop an Open Space Management Plan to guide City of Hamilton natural open space stewardship.	2 – 4 Years	City of Hamilton (Public Works - Parks and Cemeteries)
7.2 Develop and implement Sustainable Building and Development Guidelines.	Ongoing	City of Hamilton (Planning and Economic Development)
7.3 Perform an initial review of Parks Bylaw for areas for improvement from a biodiversity perspective.	1 – 2 Years	City of Hamilton (Public Works - Parks and Cemeteries)
7.4 Incorporate biodiversity in the Non-Public Facing Yards Review as a guiding principle for any new projects.	3 – 5 Years	City of Hamilton (Public Works - Environmental Services, Facilities)
7.5 Consider the Biodiversity Action Plan when initiating City projects and studies, looking for opportunities for mitigation of key threats to local biodiversity.	1 – 2 Years	City of Hamilton, and Community Groups
7.6 Investigate potential for wildlife sweeps and plant salvages ahead of development through consultation with local experts.	3 – 5 Years	Hamilton Naturalists' Club
7.7 Undertake a revision of existing, and compose new Master Plans as needed for Hamilton Conservation Authority owned Conservation Areas and natural areas. Incorporate the protection and enhancement of biodiversity into planned land management activities.	Ongoing	Hamilton Conservation Authority (Capital Projects and Strategic Services)



WELCOME TO THE CITY OF HAMILTON
PLANNING COMMITTEE

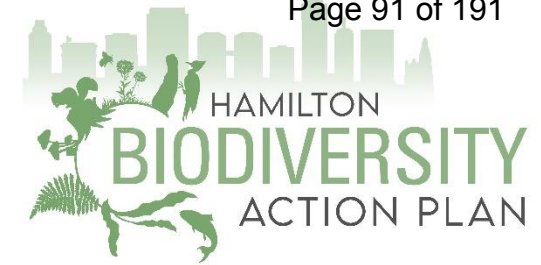
Report PED21065(c)
Draft Biodiversity Action Plan for Consultation

Date: May 2, 2023



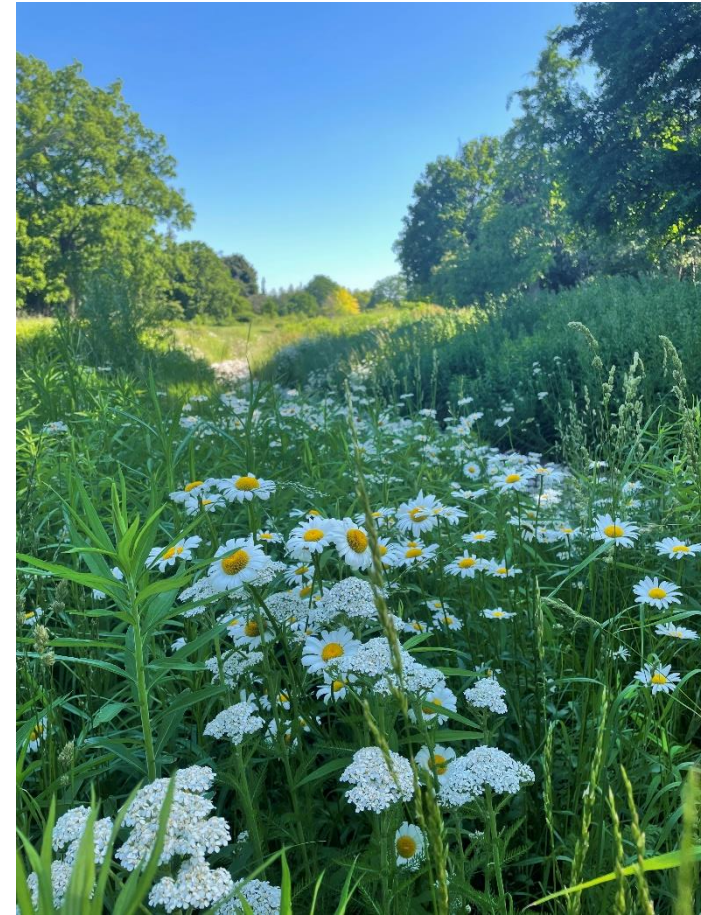
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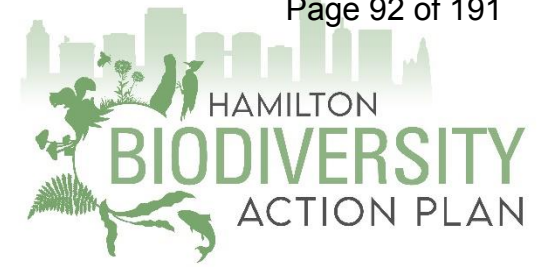




What is Biodiversity?

- Biological diversity – variety of life on earth
- Species, genetic and ecosystem biodiversity
- Globally, biodiversity is in a state of decline – approx. 25% of species in plant and animal groups are threatened (IPBES 2019)
- BAP collaborative provides diversity in the approach to addressing threats to in Hamilton, wide range of actions

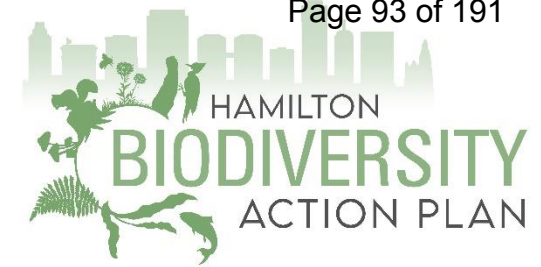




Hamilton's Natural Heritage Context

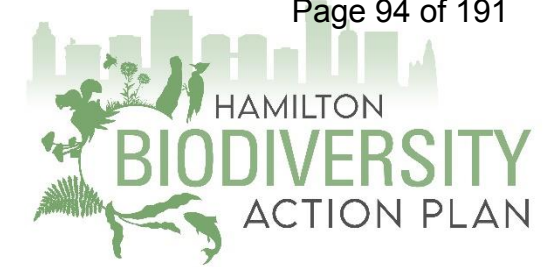


- Lake Ontario
- Niagara Escarpment
- Cootes Paradise
- Dundas Valley
- Beverly Swamp
- Eramosa Karst
- Urban and Rural Official Plans
 - Core Areas
 - Linkages

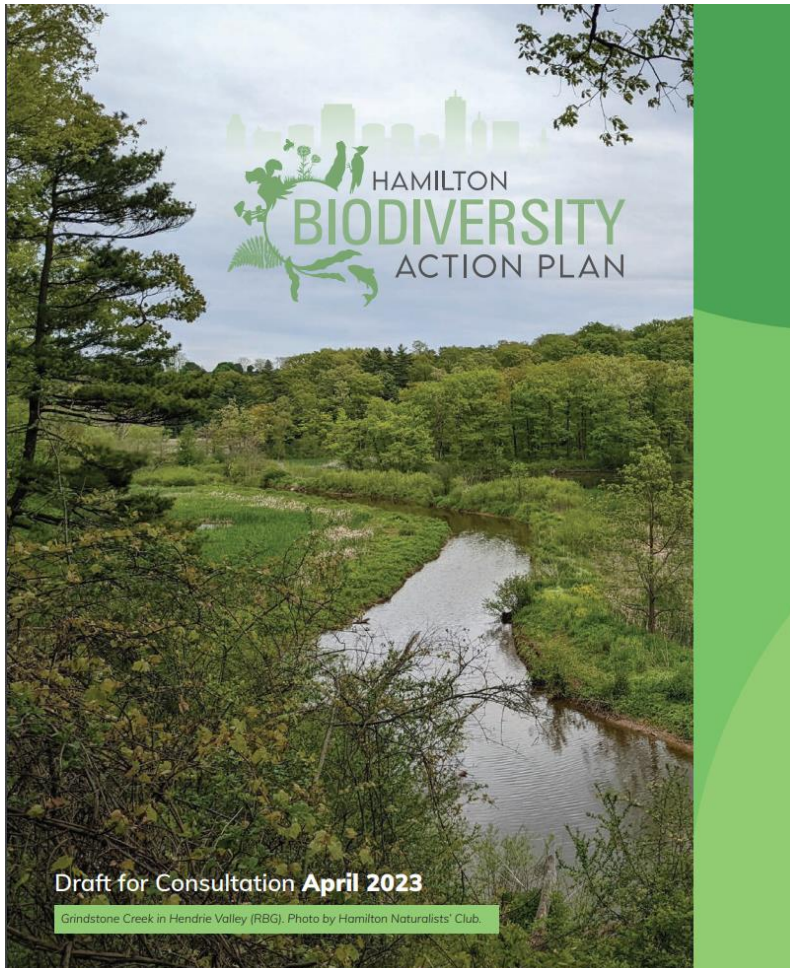


Background

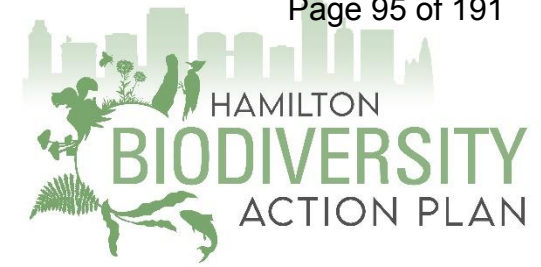
- February 2020 - motion directing City Staff to investigate the feasibility of developing a Biodiversity Action Plan in collaboration with the conservation community.
- April 2021 – Feasibility report presented to GIC, recommending PED and PW staff work on a draft BAP with conservation community partners; allocation of \$20,000 from PED and \$20,000 from PW to the Hamilton Naturalists’ Club to hire a BAP Coordinator to lead the initiative
- June 2021 – BAP referred to Planning Committee for future reports
- August 2021 – Municipal Contribution Agreement approved to allocate funds to HNC
- November 2021 – Six-month update report to Planning Committee



Draft Biodiversity Action Plan



- Appendix “A” to Report PED21065(c)
- Developed with assistance of BAP Coordinator role (HNC), staff from partnering agencies, and City
- Result of internal consultations within partner agencies to develop actions
- Collaborative, strategic plan to coordinate actions for partner organizations
- Everyone has a role to play!



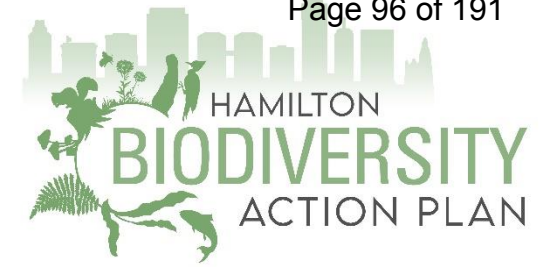
Vision and Goals

Vision:

A Hamilton that is resilient to climate change, celebrates nature, and provides a healthy environment for all life.

Goals:

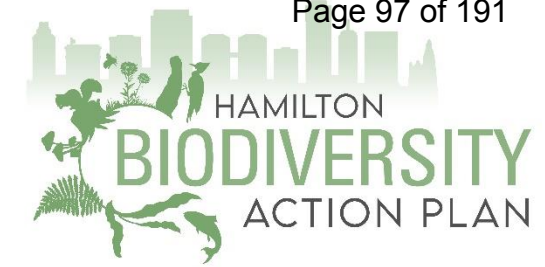
- **Protect** – by incorporating best practices to protect natural areas and greenspaces through policy and land management activities;
- **Explore** – encourage exploration and education through partnerships and community science;
- **Connect** – establish connections between partner agencies through policies, processes, data and work programs to streamline efforts; and,
- **Restore** – utilize stewardship and other initiatives to restore biodiversity resilience throughout Hamilton.



Threats to Biodiversity

- **Invasive Species** - Non-native species that are introduced to an area and out-compete native species and dominate
- **Habitat Loss and Fragmentation** - Conversion of lands for development, agriculture, or splitting of areas that challenges migration
- **Climate Change** - Extreme weather events (precipitation, heat) causing erosion, drought, migration of new species
- **Pollution** - contamination of air, water and soil from human activities





Key Priorities

- 1. Develop an administrative framework to manage the on-going implementation of the Biodiversity Action Plan's Actions;**
 - Guiding actions: BAP coordinator, formalize BAP working group
- 2. Understand the current baseline state of Hamilton's biodiversity to inform future monitoring and priorities;**
 - Guiding actions: develop a monitoring framework, data sharing, reporting
- 3. Protect natural areas and their functions within Hamilton over the long-term to support diversity and connectivity;**
 - Guiding actions: investigate wildlife corridors, assess inventories
- 4. Enhance public awareness of the importance of biodiversity and explore opportunities to enhance biodiversity through stewardship;**
 - Guiding actions: outreach to landowners, public, community science, celebrating biodiversity, naturalization projects

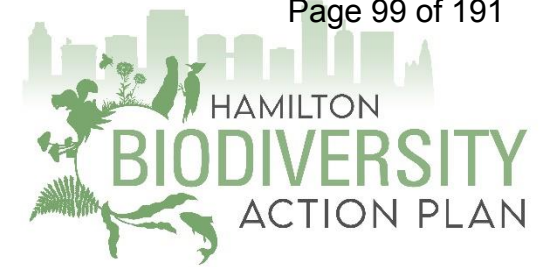


Key Priorities (continued)

- 5. Protect Hamilton's biodiversity by implementing coordinated, city-wide efforts to control, remove, and manage invasive species;**
 - Guiding actions: collaborate, share data, removals, education

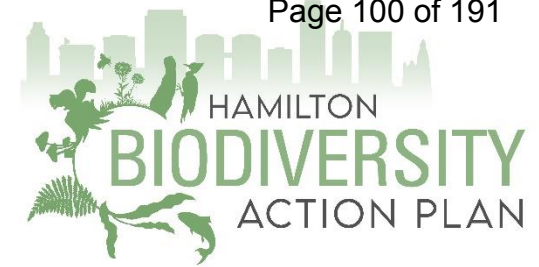
- 6. Enhance local aquatic habitats through sustainable stormwater management practices and restoration of degraded watercourses, waterbodies and wetlands;**
 - Guiding actions: public education, LID and green infrastructure, reducing contaminants

- 7. Ensure impacts on, or improvements to local biodiversity are clearly considered in all municipal decision making related to the development or use of urban and rural lands.**
 - Guiding actions: guidelines for private development, management of open spaces, plant salvages



Action Table

- Draft Vision, Threats, and Key Priorities provide a strong foundation for categorizing actions of contributing partner organizations
- Actions table provided as Appendix A to draft BAP
- Timeframe of implementation – up to 5 years
- Organized by Key Priority categories with clear lead and anticipated timing
- City of Hamilton has identified action items in the Key Priority categories under Planning and Economic Development and Public Works. Ongoing and new work programs.
 - Formal recommendations for City-led actions and additional resourcing requirements to be incorporated into the final staff report for the BAP



Draft BAP - Consultation

Public consultation

- May through to early July 2023
- Engage Hamilton web portal, online survey
- 2 in-person public open houses
- 1 virtual public information meeting (saved and posted on Engage Hamilton)
- Paper survey distribution at municipal buildings

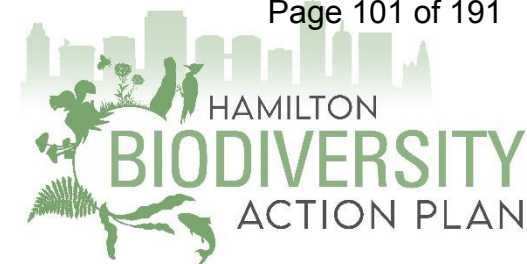
Indigenous consultation

- Outreach to Six Nations of the Grand River, HDI, Mississaugas of the Credit First Nation, HRIC, and others

Stakeholder consultation

- Additional conservation authorities, NEC, special interest groups, local ecologists and biologists

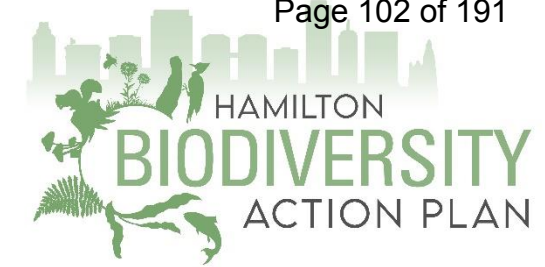




Final Biodiversity Action Plan

- Following public, stakeholder and indigenous consultation on the draft BAP, any identified changes required to the overall BAP structure and content will be integrated into a final document
- Anticipated timing for review and consideration of comments July – August, document edits in early fall 2023
- Target for final BAP document - late Q4 2023

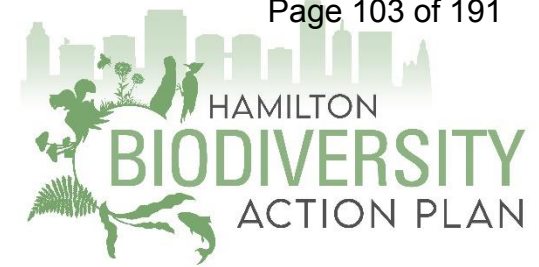




Montreal Pledge

- Appendix “B” to report PED21065(c)
- Introduced through COP-15 in Montreal in December 2022
- Signed by over 57 cities worldwide, including Toronto, Mississauga, Quebec City, and Vancouver
- 3 categories of actions that cities can undertake:
 - Reducing threats to biodiversity
 - Sharing benefits of biodiversity
 - Solutions, governance, management and education
- Voluntary tracking of progress towards commitments through the “CitiesWithNature” Action Platform





Recommendations

- a) That Appendix “A” attached to Report PED21065(c), “Draft Biodiversity Action Plan – March 2023”, be received;
- b) That Planning and Economic Development staff be authorized to assist the Hamilton Naturalists’ Club and other Biodiversity Action Plan partners to undertake public and stakeholder consultation on the Draft Biodiversity Action Plan attached as Appendix “A” to report PED21065(c);
- c) That Planning and Economic Development staff be directed to report back to Planning Committee, summarizing the public input together with the final Hamilton Biodiversity Action Plan by Q4 of 2023;
- d) That the Clerk provide written communication to the Ville de Montreal to confirm that the City of Hamilton will become a signatory to The Montreal Pledge – Cities United in Action for Biodiversity.



THANK YOU



URBAN SOLUTIONS

PLANNING & LAND DEVELOPMENT





Proposal

Application for an Official Plan Amendment (RHOPA-23-002) and Zoning By-law Amendment (ZAR-23-002) for the lands located at 127 Freelton Road, Flamborough, Ontario

Owner/Applicant: Brian Didiodato

Agent: UrbanSolutions Planning & Land Development Consultants Inc. c/o Matt Johnston

May 2, 2023



Subject Lands

- **Location:** 127 Freelon Road, Flamborough, ON
- **Size:** +/- 0.05 hectares (0.12 acres)
- **Current Use:** Single-detached dwelling





Existing Building



SUBJECT LANDS



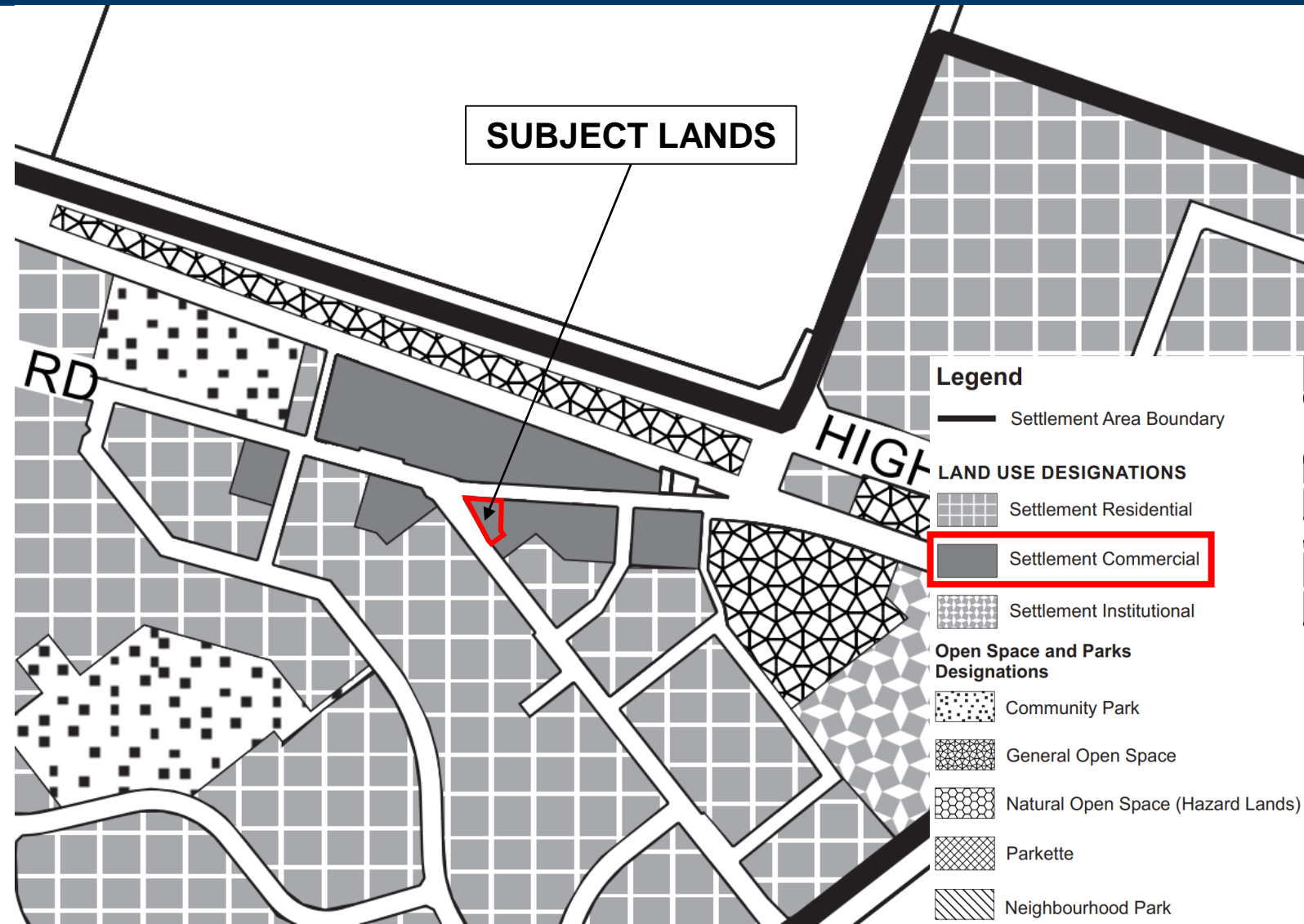
Brock Rd

Freetown



Official Plan Designation

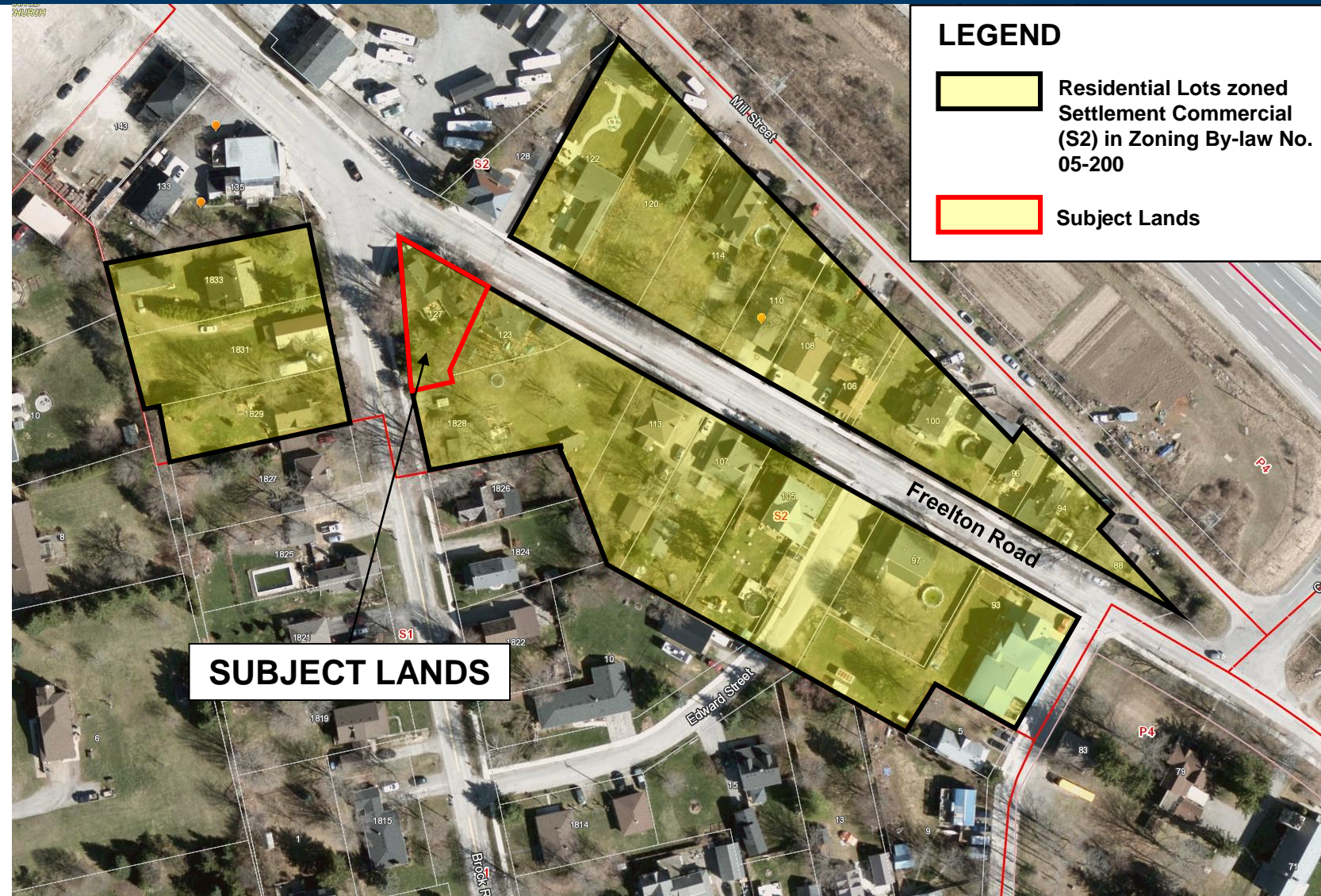
- The subject lands are currently designated 'Settlement Commercial' on Volume 2: Map 7 of the Freelon Rural Settlement Area Plan, which does not permit residential uses
- Majority of surrounding properties which are occupied by single-detached dwellings are also designated 'Settlement Commercial'





Surrounding Zoning

- The subject lands are currently Zoned 'Settlement Commercial' (S2) in Zoning By-law No. 05-200, which does not permit residential uses
- 21 properties within the site's immediate area containing single-detached dwellings are also located within the 'Settlement Commercial (S2)' Zone





Planning Applications

- **Formal Consultation (FC-22-047)** DRT Meeting held on April 20, 2022.
- **Official Plan Amendment (RHOPA-23-002)** The purpose of the Rural Hamilton Official Plan Amendment application is to amend the land use designation of the subject lands from the current 'Settlement Commercial' to 'Settlement Residential' to recognize a single-detached dwelling as a permitted use.
- **Zoning By-law Amendment (ZAR-23-002)** The purpose of the Zoning By-law Amendment application is to amend the zoning of the subject lands from the current 'Settlement Commercial' (S2) Zone to a modified 'Settlement Residential' (S1, 847) Zone to recognize a single-detached dwelling as a permitted use.



Planning Merit

- The proposal is compatible with the surrounding area
- The proposal is consistent with the Provincial Policy Statement
- The proposal conforms to and implements the intent of the Rural Hamilton Official Plan
- The proposal maintains the intent of Zoning By-law No. 05-200
- The proposal represents good land use planning



URBAN SOLUTIONS

PLANNING & LAND DEVELOPMENT

Thank You!



Hamilton

Agriculture and Rural Affairs Sub-Committee

REPORT 23-001

Tuesday, April 18, 2023

7:00 p.m.

Virtually via Webex

Present: Councillors J. Beattie, C. Cassar, T. McMeekin, M. Tadeson, A. Wilson, A. Spoelstra (Chair), D. Smith (Vice-Chair), C. McMaster, N. Mills, A. Payne, C. Roberts, R. Shuker, G. Smuk, and M. Switzer

Absent: Councillor B. Clark, J. Mantel, R. Pearce

THE AGRICULTURE AND RURAL AFFAIRS SUB-COMMITTEE PRESENTS REPORT 23-001 AND RESPECTFULLY RECOMMENDS:

1. Hamilton Agriculture Profile - 2021 Census of Agriculture Update (PED23092) (City Wide) (Item 9.1)

That Report PED23092, respecting Hamilton Agriculture Profile - 2021 Census of Agriculture Update, be received.

FOR INFORMATION:

(a) APPROVAL OF AGENDA (Item 2)

The Committee Clerk advised there were no changes to the agenda.

The agenda for the April 18, 2023 meeting of the Agriculture and Rural Affairs Sub-Committee, was approved.

(b) DECLARATIONS OF INTEREST (Item 3)

There were no declarations of interest.

(c) APPROVAL OF MINUTES OF PREVIOUS MEETING (Item 4)

(i) September 12, 2022 (Item 4.1)

The Minutes of the September 12, 2022 meeting of the Agriculture and Rural Affairs Advisory Committee were approved, as presented.

(d) DISCUSSION ITEMS (Item 11)

(i) Update to the City's Site Alteration By-Law (no copy) (Item 11.1)

Carlo Ammendolia, Manager of Construction, provided a verbal update respecting the City's Site Alteration By-law.

The verbal update from Carlo Ammendolia respecting updates to the City's Site Alteration By-law, was received.

(ii) Site Alteration Application Peer Review as Agenda Items (no copy) (Item 11.2)

Carlo Ammendolia, Manager of Construction, provided a verbal update respecting the Site Application Peer Review as Agenda Items.

The verbal update from Carlo Ammendolia respecting the Site Application Peer Review as Agenda Items, was received.

(e) GENERAL INFORMATION / OTHER BUSINESS (Item 14.1)

(i) Farm 911 Signs (Added Item 14.1)

Carlo Ammendolia, Manager of Construction, provided a verbal update respecting Farm 911 Signs.

The verbal update from Carlo Ammendolia respecting Farm 911 Signs, was received.

(f) ADJOURNMENT (Item 15)

The meeting of the Agriculture and Rural Affairs Sub-Committee adjourned at 8:12 p.m.

Respectfully submitted,

Andrew Spoelstra, Chair
Agriculture and Rural Affairs Sub-Committee

Carrie McIntosh

Legislative Coordinator
Office of the City Clerk



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO:	Chair and Members Planning Committee
COMMITTEE DATE:	May 2, 2023
SUBJECT/REPORT NO:	Housekeeping Amendments to City of Hamilton Zoning By-law No. 05-200, Former Township of Glanbrook Zoning By-law No. 464 and Former City of Stoney Creek Zoning By-law No. 3692-92 (PED23074) (City Wide)
WARD(S) AFFECTED:	City Wide
PREPARED BY:	Emily Coe (905) 546-2424 Ext. 2575 Matthew Stavroff (905) 546-2424 Ext. 5716
SUBMITTED BY:	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

- (a) That approval be given to **City Initiative CI 23-E for housekeeping amendments to City of Hamilton Zoning By-law No. 05-200** on the following basis:
- (i) That the Draft By-law, attached as Appendix “A”, to Report PED23074, which has been prepared in a form satisfactory to the City Solicitor, be enacted by Council;
 - (ii) That the proposed changes in zoning are in conformity with the Urban Hamilton Official Plan (UHOP);
 - (iii) That the proposed Zoning By-law Amendments are consistent with the Provincial Policy Statement (PPS), 2020 and conform to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended;

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SUBJECT: Housekeeping Amendments to City of Hamilton Zoning By-law No. 05-200, Former Township of Glanbrook Zoning By-law No. 464 and Former City of Stoney Creek Zoning By-law No. 3692-92 (PED23074) (City Wide) - Page 2 of 8

- (b) That approval be given to **City Initiative CI 23-E for a housekeeping amendment to the former Township of Glanbrook Zoning By-law No. 464** on the following basis:
- (i) That the Draft By-law, attached as Appendix “B” to Report PED23074, which has been prepared in a form satisfactory to the City Solicitor, be enacted by Council;
 - (ii) That the proposed changes in zoning are in conformity with the Urban Hamilton Official Plan (UHOP);
 - (iii) That the proposed Zoning By-law Amendment is consistent with the Provincial Policy Statement (PPS), 2020 and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended, and the Greenbelt Plan, 2017;
- (c) That approval be given to **City Initiative CI 23-E for a housekeeping amendment to the former City of Stoney Creek Zoning By-law No. 3692-92** on the following basis:
- (i) That the Draft By-law, attached as Appendix “C” to Report PED23074, which has been prepared in a form satisfactory to the City Solicitor, be enacted by Council;
 - (ii) That the proposed changes in zoning are in conformity with the Urban Hamilton Official Plan (UHOP);
 - (iii) That the proposed Zoning By-law Amendment is consistent with the Provincial Policy Statement (PPS), 2020 and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended, and the Greenbelt Plan, 2017.

EXECUTIVE SUMMARY

Staff regularly monitor the former municipal Zoning By-laws and where necessary, bring forward amendments to ensure the By-laws remain up-to-date and any clarification and interpretation issues are resolved. Staff propose three separate Zoning By-law Amendments:

- To the City of Hamilton Zoning By-law No. 05-200;
- To the Former Township of Glanbrook Zoning By-law No. 464; and,

SUBJECT: Housekeeping Amendments to City of Hamilton Zoning By-law No. 05-200, Former Township of Glanbrook Zoning By-law No. 464 and Former City of Stoney Creek Zoning By-law No. 3692-92 (PED23074) (City Wide) - Page 3 of 8

- To the Former City of Stoney Creek Zoning By-law No. 3692-92.

The purpose of the amendment to City of Hamilton Zoning By-law No. 05-200 is:

- To correct typographical errors;
- To amend certain Special Exceptions and Holding Provisions;
- To update certain Special Figures;
- To update certain Definitions;
- To update terminology for consistency purposes; and,
- To rezone properties located within the D/S-432 District in the former City of Hamilton Zoning By-law No. 6593 to R1 within Hamilton Zoning By-law No. 05-200.

The purpose of the amendment to the former Township of Glanbrook Zoning By-law No. 464 is to correct a drafting error in the regulations for the existing site specific By-law 21-120 to recognize and implement the intended use of the property located at 3140 – 3150 Binbrook Road, Glanbrook.

The purpose of the amendment to the former City of Stoney Creek Zoning By-law No. 3692-92 is to delete a holding provision on the property located directly to the west of 361 Highland Road West, Stoney Creek and for a portion of the property located at 355 Highland Road West, Stoney Creek.

Alternatives for Consideration – See Page 7

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: N/A

Staffing: N/A

Legal: As required by the *Planning Act*, Council shall hold at least one Public Meeting to consider a Zoning By-law Amendment. Notice of these Amendments has been posted in the Hamilton Spectator, as required by the *Planning Act*.

HISTORICAL BACKGROUND

City of Hamilton Zoning By-law No. 05-200 is being completed in phases. The Downtown, Open Space and Parks, Institutional, Industrial, Rural, Transit Oriented Corridor (TOC), Utility, Waterfront, Commercial and Mixed Use Zones, and Low Density

SUBJECT: Housekeeping Amendments to City of Hamilton Zoning By-law No. 05-200, Former Township of Glanbrook Zoning By-law No. 464 and Former City of Stoney Creek Zoning By-law No. 3692-92 (PED23074) (City Wide) - Page 4 of 8

Residential Zones have been adopted into the By-law. The remaining Residential Zones are currently being developed. Hamilton Zoning By-law No. 05-200 is intended to be a “living document” which needs to be monitored and amended on an on-going basis.

Zoning Review staff continue to work with Development Planning, Heritage and Urban Design, and Zoning By-law Reform staff to identify any general text and mapping amendments to Zoning By-law No. 05-200 and the community Zoning By-laws that should be undertaken to provide clarity and consistency in the Zoning By-law.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

The Provincial planning policy framework is established through the *Planning Act* (Section 3), the Provincial Policy Statement (PPS), 2020, A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (Growth Plan) and the Greenbelt Plan (2017). The *Planning Act* requires that all municipal land use decisions affecting planning matters be consistent with the PPS and conform to the Growth Plan and the Greenbelt Plan.

The mechanism for the implementation of the Provincial plans and policies is through the Official Plan. Through the preparation, adoption and subsequent Ontario Land Tribunal approval of the Urban and Rural Hamilton Official Plans, the City of Hamilton has established the local policy framework for the implementation of the Provincial planning policy framework.

Based on the foregoing, it is staff’s opinion that these amendments are:

- Consistent with the Provincial Policy Statement (PPS), 2020; and,
- Conform to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended.

Official Plan

The extent of the modifications and updates to City of Hamilton Zoning By-law No. 05-200, Township of Glanbrook Zoning By-law No. 464 and former City of Stoney Creek Zoning By-law No. 3692-92 are minor in nature and are in conformity with the Urban Hamilton Official Plan.

SUBJECT: Housekeeping Amendments to City of Hamilton Zoning By-law No. 05-200, Former Township of Glanbrook Zoning By-law No. 464 and Former City of Stoney Creek Zoning By-law No. 3692-92 (PED23074) (City Wide) - Page 5 of 8

RELEVANT CONSULTATION

Consultation has been undertaken with staff in Development Planning, Zoning Review and Zoning By-law Reform to determine the necessary updates and revisions required to City of Hamilton Zoning By-law No. 05-200, Former Township of Glanbrook Zoning By-law No. 464 and Former City of Stoney Creek Zoning By-law 3692-92.

Notice of the proposed amendments was posted in the Hamilton Spectator on April 14, 2023.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

1. The following sections of City of Hamilton Zoning By-law No. 05-200 are to be amended, as described in detail in Appendix “D” attached to Report PED23074:
 - Section 3: Administrative corrections for spelling errors and references;
 - Section 4: Administrative corrections to terminology for Additional Dwelling Units;
 - Section 5: Administrative corrections for spelling errors and to amend regulations for front yard parking;
 - Section 7.6: Administrative corrections to references for Accessory Buildings;
 - Section 10.6: Administrative corrections to references for Dwelling Unit, Mixed Use;
 - Sections 15.1 and 15.2: Administrative corrections to include regulations for Lodging Houses;
 - Schedule C: Revisions to number references, spelling corrections and references;
 - Schedule D: Administrative correction to Holding Provision number;
 - Schedule E: Administrative correction for spelling error in Temporary Use Provision 10; and,
 - Schedule F: Adding Special Figures 27 and 28 to Schedule F.

2. The lands located in the Burkholme neighbourhood included on Maps 1185, 1186 and 1134 of Schedule “A” – Zoning Maps and identified on Schedule “A” of Appendix “A” attached to Report PED23074 have been zoned “D” (Urban Protected Residential - One and Two Family Dwellings, etc.) and subject to special requirement S-432 since 1976, and further subject to Site Plan Control since 1980. To provide for flexibility and encourage innovation in design, S-432 removed yard and distance requirements from the lands i.e. setback

SUBJECT: Housekeeping Amendments to City of Hamilton Zoning By-law No. 05-200, Former Township of Glanbrook Zoning By-law No. 464 and Former City of Stoney Creek Zoning By-law No. 3692-92 (PED23074) (City Wide) - Page 6 of 8

requirements, with Site Plan Control subsequently introduced in response as a means to deal with the absence of yard requirements. The neighbourhood has long since been built.

With the introduction of Bill 23, More Homes Built Fast Act, which became law on November 28, 2022, changes to Section 41 of the *Planning Act* has necessitated changes to the City's Site Plan Control By-law. Staff have previously reviewed the impacts of the changes to Section 41 in Report PED23043 and PED23045 including the exemption of residential development of ten units or less on a lot from Site Plan Control. As a result, the lands zoned S-432 are no longer subject to Site Plan Control. In response, staff are recommending the lands be rezoned to the Low Density Residential (R1) Zone in City of Hamilton Zoning By-law No. 05-200. By establishing the R1 zone on these lands, the properties will be subject to setback requirements similarly to the surrounding properties that have already been incorporated into the R1 Zone. Finally, the lands are also subject to special requirement S-1822 which was introduced in 2022 through changes to low density residential zones across the City. The additional residential uses and conversion permissions of S-1822 are reflected in the permissions of the R1 zone and no further amendments are required to continue these permissions.

3. An amendment has been identified to the Former Township of Glanbrook Zoning By-law No. 464 pertaining to the property located at 3140 – 3150 Binbrook Road, Glanbrook (see Appendix “B” attached to Report PED23074). The intended use of the property is Street Townhouse Dwellings. The site-specific Residential Multiple “RM3-321” Zone regulations and Amending By-law No. 22-156 as adopted by Council were written to implement this use; however, the some of the regulations pertaining to a Street Townhouse Dwelling currently do not comply to the RM3-321 requirements. The following regulations are required to be amended for the intended development to proceed on this property (see Appendix “E” attached to Report PED23074):
 - Minimum Lot Area;
 - Maximum Lot Coverage;
 - Minimum Front, Side and Rear Yards;
 - Minimum Separation Distance;
 - Minimum Parking Requirements relating to parking space location; and,
 - General Provisions relating to landscaped area and encroachment for unenclosed porches.

4. An amendment has been identified to the Former City of Stoney Creek Zoning By-law No. 3692-92 for lands located directly to the west of 361 Highland Road

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SUBJECT: Housekeeping Amendments to City of Hamilton Zoning By-law No. 05-200, Former Township of Glanbrook Zoning By-law No. 464 and Former City of Stoney Creek Zoning By-law No. 3692-92 (PED23074) (City Wide) - Page 7 of 8

West and the lands located at 355 Highland Road West (see Appendix “C” attached to Report PED23074). These lands are currently subject to an “H” Holding symbol. Until the “H” Holding symbol is removed from the lands through a By-law amendment approved by Council, the applicable uses of the lands are restricted to the uses existing on the date of passage of the former City of Stoney Creek Zoning By-law. Currently the “H” Holding symbol may only be removed upon the approval of a draft plan of subdivision for those lands zoned R2-39(H) by Stoney Creek Zoning By-law No. 3692-92.

The “H” Holding symbol was established pre-amalgamation when there was a plan to extend Richdale Drive to Highland Road West. The “H” Holding symbol was put in place to ensure that development could not occur that would prevent this road extension. Once these lands were donated to Hamilton Conservation Authority and the Eramosa Karst Conservation Area was established, this subdivision was no longer possible; therefore, the “H” Holding symbol is no longer required.

As such, it is proposed that the “H” holding symbol be deleted from the current zoning applying to the lands (see Appendix “G” attached to Report PED23074).

ALTERNATIVES FOR CONSIDERATION

If the proposed Zoning By-law Amendments are not approved, inconsistencies in the interpretation and application of the Zoning By-laws may occur.

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Community Engagement and Participation

Hamilton has an open, transparent and accessible approach to City government that engages with and empowers all citizens to be involved in their community

Economic Prosperity and Growth

Hamilton has a prosperous and diverse local economy where people have opportunities to grow and develop.

Healthy and Safe Communities

Hamilton is a safe and supportive City where people are active, healthy, and have a high quality of life.

SUBJECT: Housekeeping Amendments to City of Hamilton Zoning By-law No. 05-200, Former Township of Glanbrook Zoning By-law No. 464 and Former City of Stoney Creek Zoning By-law No. 3692-92 (PED23074) (City Wide) - Page 8 of 8

Clean and Green

Hamilton is environmentally sustainable with a healthy balance of natural and urban spaces.

Built Environment and Infrastructure

Hamilton is supported by state-of-the-art infrastructure, transportation options, buildings and public spaces that create a dynamic City.

Culture and Diversity

Hamilton is a thriving, vibrant place for arts, culture, and heritage where diversity and inclusivity are embraced and celebrated.

Our People and Performance

Hamiltonians have a high level of trust and confidence in their City government.

APPENDICES AND SCHEDULES ATTACHED

- Appendix “A” to Report PED23074 – Draft City of Hamilton Zoning By-law No. 05-200 Amendment
- Appendix “B” to Report PED23074 – Draft former Township of Glanbrook Zoning By-law No. 464 Amendment
- Appendix “C” to Report PED23074 – Draft former City of Stoney Creek Zoning By-law 3692-92 Amendment
- Appendix “D” to Report PED23074 – Amendments to Zoning By-law No. 05-200
- Appendix “E” to Report PED23074 – Location Map for lands to be added to City of Hamilton Zoning By-law No. 05-200
- Appendix “F” to Report PED23074 – Location Map for 3140 – 3150 Binbrook Road, Glanbrook
- Appendix “G” to Report PED23074 – Location Map for 355 Highland Road West and lands directly to the west of 361 Highland Road West, Stoney Creek

EC/MS:sd

**Appendix “A” to Report PED23074
Page 1 of 8**

Authority: Item,
Report
CM:
Ward: City Wide

Bill No.

**CITY OF HAMILTON
BY-LAW NO.**

**To Amend Zoning By-law No. 05-200,
Respecting Housekeeping Amendments**

WHEREAS Council approved Item ___ of Report _____ of the Planning Committee, at its meeting held on May 2, 2023;

AND WHEREAS this By-law conforms to the Urban Hamilton and Rural Hamilton Official Plans;

NOW THEREFORE Council amends Zoning By-law No. 05-200 as follows:

1. That Section 3: Definitions be amended by deleting the second instance of the words “study or instruction” within subsection a) of the definition of Commercial School so that subsection a) reads as follows:

“Commercial School Shall mean

- a) An establishment used for the study or instruction of a performing or visual art, such as but not limited to, dancing, singing, acting or modelling and which is operated on a financial profit basis; and,”

2. That Section 3: Definitions be amended by adding a new subsection iii) to the definition of “Residential Zone” and amending the definition so that it reads as follows:

“Residential Zone Shall mean

- i) The residential districts in Hamilton Zoning By-law No. 6593;
- ii) The residential zones in Ancaster Zoning By-law No. 87-57, Town of Dundas Zoning By-law

Appendix “A” to Report PED23074
Page 2 of 8

No. 3581-86, Town of Flamborough Zoning By-law 90-145-Z, Township of Glanbrook Zoning By-law No. 464, and City of Stoney Creek Zoning By-law No. 3692-92; and,

- iii) The residential zones in Hamilton Zoning By-law No. 05-200.”

- 3. That Section 4: General Provisions, Subsections 4.33 (a) i) (A) and 4.33.2 (j) ii) be amended by replacing the wording “Secondary Dwelling Unit – Detached” with “Additional Dwelling Unit – Detached”.

- 4. That Section 4: General Provisions, Subsection 4.33 (a) ii) be amended by replacing the wording “Section 5.1 b) i) and ii)” with “Section 5.1 c) iv)”.

- 5. That Section 5: Parking, Subsection 5.1 b) be amended by deleting the words “Single Detached Dwellings, Semi-Detached Dwellings and Duplex Dwellings On a lot containing a single detached dwelling, semi-detached dwelling or duplex dwelling in all zones” and deleting Subsections 5.1 b) i) and 5.1 b) ii) in their entirety.

- 6. That Section 5: Parking be amended by renumbering Subsections 5.1 b) iii) through 5.1 b) x) to 5.1 b) i) through viii).

- 7. That Section 5: Parking, Subsection 5.1 c) iii) be amended by adding the wording “Notwithstanding Section 4.35” so that it reads as follows:

“Notwithstanding Section 4.35, a driveway may be widened to a maximum of 65% of the lot width or 6.0 metres, whichever is the lesser;”

- 8. That Section 5: Parking, Subsection 5.2 c) i) be amended by adding “except that the accessibility to a maximum of one of the required parking spaces for a single detached dwelling may be obstructed by another motor vehicle.” so that it now reads as follows:

“With adequate means of ingress and egress to and from the street or laneway without the necessity of moving any other motor vehicle, except that the accessibility to a maximum of one of the required parking spaces for a single detached dwelling may be obstructed by another motor vehicle.”

- 9. That Section 5: Parking, Subsection 5.2 c) iv) be amended to replace the word “front” with “from” so that it reads as follows:

“Any parking lot shall provide for ingress and egress of vehicles to and from a street in a forward motion only.”

Appendix “A” to Report PED23074
Page 3 of 8

10. That Section 7.6: Conservation/Hazard Land Rural (P6) Zone Subsections 7.6.2.1 a) ii) and b) be amended by deleting the references to “4.8.2.” within, and replacing them with “4.8 and 4.8.1.2”, so that it reads:

“Shall be in accordance with requirements of Sections 12.1.3.1, 4.8 and 4.8.1.2, 12.1.3.1.”
11. That Section 10.6 District Commercial (C6) Zone, Subsection 10.6.1.1 i) 1. be amended to delete the wording “Dwelling Unit(s) in conjunction with a commercial use” and replace with “Dwelling Unit, Mixed Use” so that it reads:

“Notwithstanding Section 10.6.1, for building(s) with a gross floor area of less than 4,650 square metres, a Dwelling Unit, Mixed Use shall only be permitted above the ground floor except for access, accessory office and utility areas, and shall not occupy more than 50% of the total gross floor area of all the building(s) within the lot. For buildings with a gross floor area of 4,650 square metres or more, a Dwelling Unit, Mixed Use shall only be permitted above the ground floor except for access, accessory office and utility areas.”
12. That Section 15.1: Low Density Residential (R1) Zone, Subsection 15.1.2.4 be amended to include “Lodging House” within the subtitle for the regulations so that it reads:

“Lodging House, Residential Care Facility and Retirement Home Regulations”.
13. That Section 15.2: Low Density Residential (R1a) Zone, Subsection 15.2.2.4 be amended to include “Lodging House” within the subtitle for the regulations so that it reads:

“Lodging House, Residential Care Facility and Retirement Home Regulations”.
14. That Schedule “A” – Zoning Maps, Map Nos. 1185, 1186 and 1134, be amended by adding lands to the Low Density Residential (R1) Zone as shown on Schedule “A” to this By-law.
15. That Schedule “C” – Special Exceptions be amended as follows:
 - a) That Special Exception No. 372 be amended to delete subsection “c.” in its entirety and replace it with the following:

“c. Subsection 9.3.3 b) ii) shall not apply.”
 - b) That Special Exception No. 445 be amended by changing the letter “a)” before “PERMITTED USES” to letter “b)”.

Appendix “A” to Report PED23074
Page 4 of 8

- c) That Special Exception No. 445 be amended by adding the words “as shown on Figure 16 of Schedule “F” – Special Figures” between the words “Plan 62R-19307” and “, the following” so that it reads:
- “Notwithstanding Section 3 as it relates to the definition of “Grade”, Subsection 4.6 d), and Subsection 6.6, on those lands zoned Downtown Multiple Residential (D6) Zone, as identified on Map. No. 868 of Schedule “A” – Zoning Maps; legally described as Part of Lot 3 and all of Lots 4, 5, 6, and 7, Block 30, Registered Plan 127 in the City of Hamilton; designated as Parts 3, 4, 5, 6, 7, 8 on Plan 62R-19307; and, as shown on Figure 16 of Schedule “F” – Special Figures, the following special provisions shall apply:”
- d) That Special Exception No. 481, as established by By-law No. 16-228, be added to Schedule “C” – Special Exceptions, between Special Exception 478 and Special Exception 482.
- e) That Special Exception No. 581 be amended by removing reference to “51 Cootes Drive, 55 Cootes Drive, and 110 King Street East” from the table and replacing it with the address “3 East Street North (Map 861)”
- f) That Special Exception No. 762, Subsection 1) be amended deleting the words “for Blocks 2, 3 and 4 as shown on Figure 25” and replacing it with “Blocks 2, 3, and 4 as shown on Figure 27 of Schedule “F” – Special Figures.” so that it reads:
- “Notwithstanding Section 12.1.3.1a), the minimum lot area shall be 1.14 hectares for Block 1 and 37.17 hectares for Blocks 2, 3 and 4 as shown on Figure 27 of Schedule “F” – Special Figures”.
- g) That Special Exception No. 810, Subsection d) be amended by deleting the words “Special Figure 25” and replacing it with “Special Figure 28” so that it reads:
- “For the purposes of Special Exception No. 810, the following special provisions shall apply to Area A and Area B as shown on Figure 28 of Schedule “F” – Special Figures:”
16. That Schedule “D” – Holding Provisions be amended by renumbering Holding Provision No. “122”, as established by By-law No. 21-231, to Holding Provision “121”.

**Appendix “A” to Report PED23074
Page 5 of 8**

17. That Schedule “E” – Temporary Use Provisions, Temporary Use No. 10, as it applies to 574 Northcliffe Avenue, be amended by deleting “H122” and replacing it with “H121” so that it reads:

“...on the lands shown as “A2, 805, H121” on Schedule “A” Zoning Maps...”

18. That Schedule “F” – Special Figures be amended by adding Special Figure 27 and Special Figure 28, attached as Schedules “B” and “C” to this By-law.
19. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law in accordance with the *Planning Act*.

PASSED this _____, 2023

A. Horwath
Mayor

A. Holland
City Clerk

CI-23-E

Appendix "A" to Report PED23074
Page 6 of 8



This is Schedule "A" to By-law No. 23-

Passed the day of, 2023

 Mayor


 Clerk

Schedule "A"

Map forming Part of
 By-law No. 23-_____

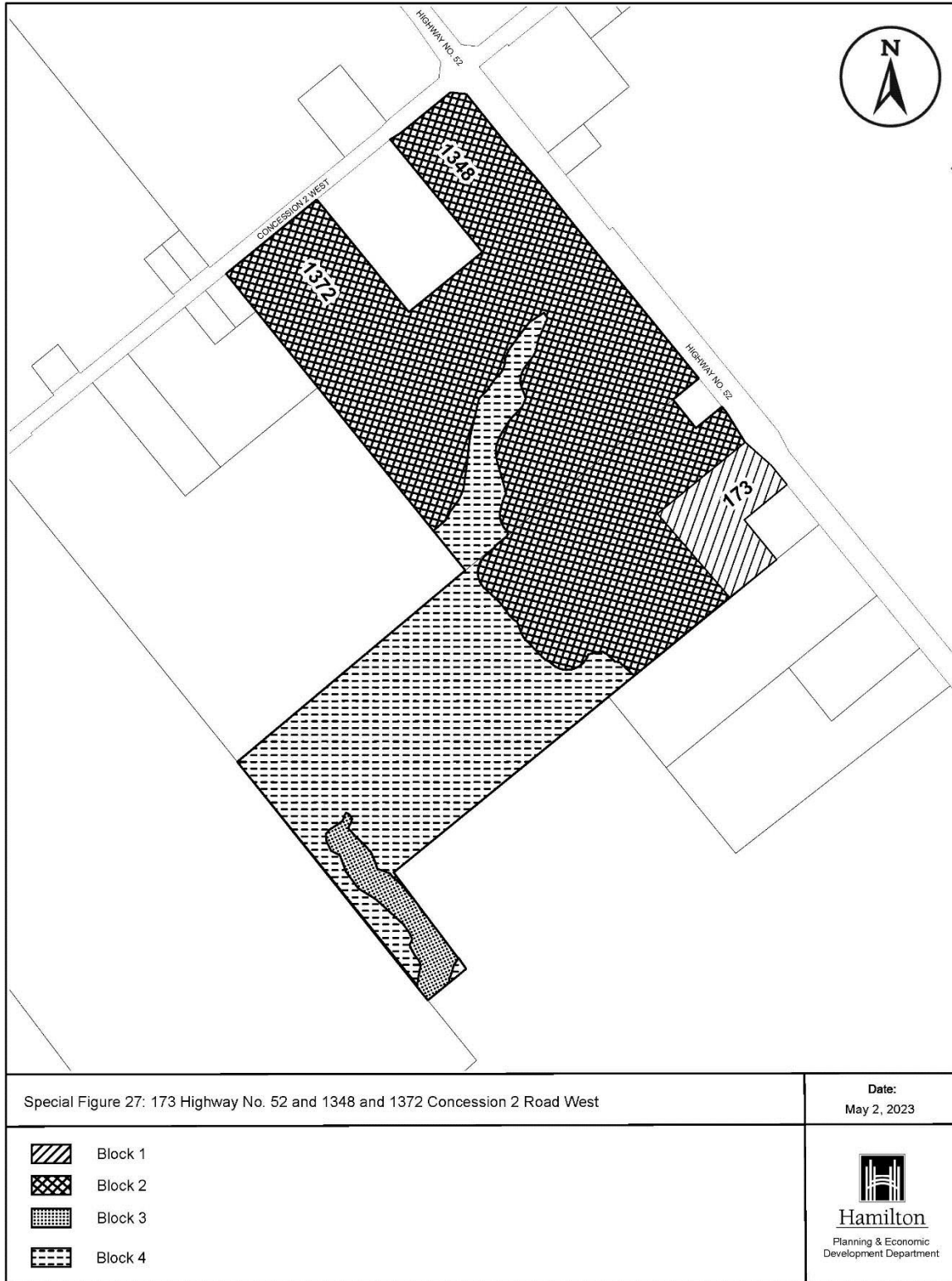
to Amend By-law No. 05-200
 Maps 1185, 1186 & 1134

Subject Property

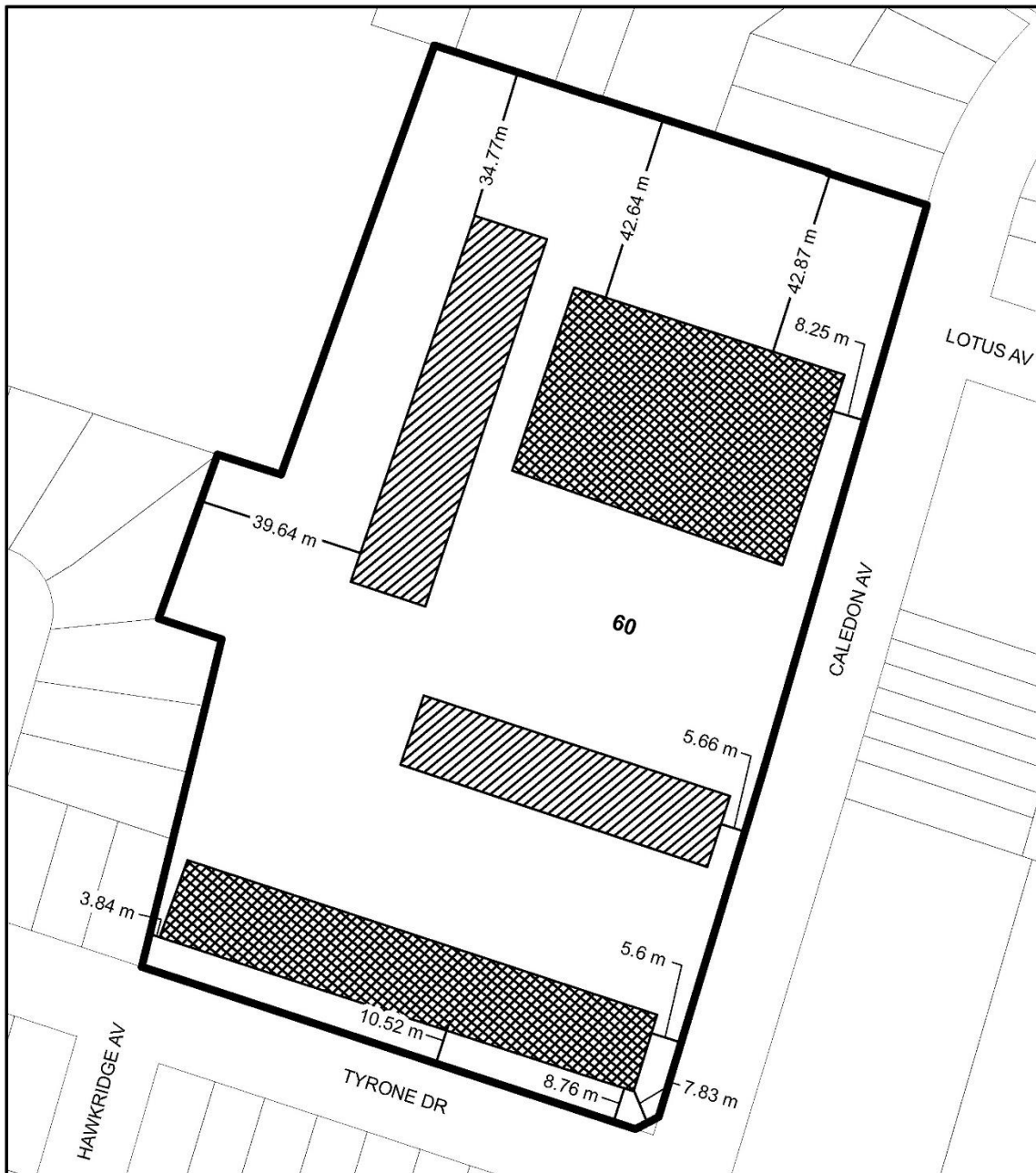
 Lands to be added to Zoning By-law No. 05-200 as Low Density Residential (R1) Zone

Scale: N.T.S	File Name/Number: CI-23-E	
Date: February 27, 2023	Planner/Technician: EC/AL	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		

Schedule "B"





Schedule "C"



Special Figure 28: Maximum Build Heights for 60 Caledon Avenue

Date:
March 29, 2023

Legend

-  Area A - 22 metres
-  Area B - 11.5 metres



Appendix “B” to Report PED23074

Page 1 of 4

Authority: Item _____, Planning Committee
Report
CM: May 24, 2023

Bill No.

CITY OF HAMILTON

BY-LAW NO. _____

**To Amending Zoning By-law No. 464 (Glanbrook)
Respecting Lands Located at 3140 and 3150 Binbrook Road (Glanbrook)**

WHEREAS the City of Hamilton Act, 1999, Statutes of Ontario, 1999 Chap 14, Sch. C. did incorporate, as of January 1, 2001, the municipality “City of Hamilton”;

AND WHEREAS the City of Hamilton is the successor to certain area municipalities, including the former municipality known as the “The Corporation of the Township of Glanbrook” and is the successor to the former regional municipality, namely, “The Regional Municipality of Hamilton-Wentworth”;

AND WHEREAS the *City of Hamilton Act, 1999* provides that the Zoning By-laws of the former area municipalities continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;

AND WHEREAS the Council of the City of Hamilton, in adopting Item ___ of Report 23-___ of the Planning Committee at its meeting held on the 2nd day of May 2023, recommended that Zoning By-law No. 464 (Glanbrook), be amended as hereinafter provided; and,

AND WHEREAS this By-law will be in conformity with the Urban Hamilton Official Plan.

NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. That the Residential Multiple “RM3-321” Zone, Modified, within Section 44: Exceptions to the Provisions of the By-law, be further amended as follows:
 - a) By deleting the sentence “The following regulations shall apply to a street townhouse dwelling” and replacing it with:

“Notwithstanding Section 19.2 (b), (c), (e), (f), (g), and (n)(ii), the following regulations shall apply for Street Townhouse Dwellings:”

Appendix “B” to Report PED23074
Page 2 of 4

- b) By deleting subsection (b) and replacing it with:
- “(b) Minimum Lot Area: 160 square meter per dwelling unit, except:
- (i) On an end lot which does not abut a flanking street, the minimum lot area shall be 205 square metres; and,
 - (ii) On a corner lot which abuts a flanking street, the minimum lot area shall be 210 square metres.”
- c) By adding subsection (c) as follows:
- “(c) Maximum Lot Coverage: 40 percent”
- d) By deleting subsection (e) and replacing it with:
- “(e) Minimum Front Yard: 3.8 metres”
- e) By deleting subsection (f) and replacing it with:
- “(f) Minimum Side Yard and Rear Yard:
- (i) Minimum Side Yard for an end dwelling unit not abutting a flanking street: 2.5 metres
 - (ii) Minimum Side Yard for an end dwelling unit on a corner lot abutting a flanking street: 2.0 metres, except 6.7 metres abutting Binbrook Road.
 - (iii) Minimum Rear Yard: 7.5 metres”
- f) By adding subsection (g) as follows:
- “(g) Minimum Separation Distance:
- (i) Between two exterior walls which contain no windows to habitable rooms, a minimum of 3.0 metres; and,

Appendix “B” to Report PED23074
Page 3 of 4

- (ii) Between two exterior walls one of which contains windows to a habitable room, a minimum of 9.0 metres; and,
 - (iii) Between two exterior walls both of which contain windows to a habitable room, a minimum of 5.9 metres.”
- g) By adding subsection (n) as follows:
- “(n) Minimum Parking Requirements:
- (ii) No parking space or area shall be located closer to streetline than 0.0 metres and not be closer than 1.75 metres to any Residential Zone, unless such parking space is located within a below-grade communal parking structure.”
- h) By amending subsection (p) by deleting (a)(xii) and replacing it with:
- “(xii) Where a parking area which is required to provide for more than four (4) vehicles abuts any Residential or Institutional Zone or where the adjoining land is used for residential or institutional purposes, a landscaped area consisting of a permanently maintained planting strip with a minimum width of 1.5 metres shall be provided and shall also include fencing to provide a solid and effective screen.”
- i) By adding subsection (q) as follows:
- “Notwithstanding the regulations of **SECTION 7: GENERAL PROVISIONS FOR ALL ZONES**, Subsection 7.26 – ENCROACHMENT INTO YARDS – Clause (b) as it relates to unenclosed porches, the following provision shall apply:
- (b) Unenclosed porches may project into any required yard a distance of not more than 1.25 metres.”
2. That no building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the Residential 4 “R4-320-H” Zone provisions and the

Appendix “B” to Report PED23074
Page 4 of 4

Residential Multiple “RM3-321” Zone, subject to the special requirements as referred to in Section 1 of this By-law.

3. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law, in accordance with the *Planning Act*.

PASSED and ENACTED this day of , 2023.

Andrea Horwath
Mayor

A. Holland
City Clerk

CI 23-E

Appendix “C” to Report PED23074

Page 1 of 3

Authority: Item,
Report
CM:
Ward: 9

Bill No.

CITY OF HAMILTON

BY-LAW NO.

**To amend Zoning By-law No. 3692-92
with respect to lands located at 355 Highland Road West and directly to the west
of 361 Highland Road West, Stoney Creek**

WHEREAS the City of Hamilton Act, 1999, Statutes of Ontario, 1999 Chap.14, Sch. C did incorporate, as of January 1st, 2001, the municipality “City of Hamilton”;

AND WHEREAS the City of Hamilton is the successor to certain area municipalities, including the former area municipality known as the “The Corporation of the City of Stoney Creek” and is the successor to the former Regional Municipality, namely, “The Regional Municipality of Hamilton-Wentworth”;

AND WHEREAS the City of Hamilton Act, 1999, provides that the Zoning By-laws and Official Plans of the former area municipalities and the Official Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;

AND WHEREAS Zoning By-law No. 3692-92 (Stoney Creek) was enacted on the 8th day of December, 1992, and approved by the Ontario Land Tribunal on the 31st day of May, 1994;

AND WHEREAS Council approved Item __ of Report _____ of the Planning Committee, at its meeting held on May 2, 2023;

AND WHEREAS this By-law conforms to the Urban Hamilton Official Plan;

NOW THEREFORE Council amends Zoning By-law No. 3692-92 as follows:

1. That Map No. 15 of Schedule “A” appended to and forming part of Zoning By-law No. 3692-92 (Stoney Creek) is amended by changing the zoning from Single Residential “R2-39-H” Zone, Modified, Holding to Single Residential “R2-39” Zone, Modified for the lands located directly to the west of 361 Highland Road West, the extent and boundaries of which are shown on Schedule “A” to this By-law.

Appendix "C" to Report PED23074

Page 2 of 3

2. That Map No. 15 of Schedule "A" appended to and forming part of Zoning By-law No. 3692-92 (Stoney Creek) is amended by changing the zoning from the Single Residential "R2-40-H" Zone, Modified, Holding to the Single Residential "R2-40", Zone, Modified for the lands located at 355 Highland Road West, to the extent and boundaries of which are shown on Schedule "A" to this By-law.
3. That no building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the Single Residential "R2-39" Zone, Modified provisions and the Single Residential "R2-40", Zone, Modified.
4. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law in accordance with the *Planning Act*.

PASSED this _____ , 2023

A. Horwath
Mayor

A. Holland
City Clerk

CI-23 E

Appendix "C" to Report PED23074
Page 3 of 3



<p>This is Schedule "A" to By-law No. 23-</p> <p>Passed the day of, 2023</p>	<p>-----</p> <p style="text-align: center;">Mayor</p> <p>-----</p> <p style="text-align: center;">Clerk</p>
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<p>Schedule "A"</p> <p>Map forming Part of</p> <p>By-law No. 23-_____</p> <p>to Amend By-law No. 3692-92</p>	<p>Subject Property</p> <p> Zoning to be changed from "R2-39-H" to "R2-39" of Stoney Creek Zoning By-law No. 3692-92</p> <p> Zoning to be changed from "R2-40-H" to "R2-40" of Stoney Creek Zoning By-law No. 3692-92</p>
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<p>Scale: N.T.S</p>	<p>File Name/Number: CI-23-E (Highland Rd W)</p>	
<p>Date: March 20, 2023</p>	<p>Planner/Technician: MS/AL</p>	
<p>PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT</p>		

Appendix “D” to Report PED23074
Page 1 of 4

Amendments to Zoning By-law No. 05-200		
Section	Proposed Amendment	Rationale
Section 3 (Definitions)	<ul style="list-style-type: none"> To modify the existing definition for “Commercial School” by deleting one of the repetitive instances of the words “study or instruction”. To modify the existing definition for “Residential Zone” by including all residential zones in Hamilton Zoning By-law 05-200. 	The amendment adds the residential zones that have been incorporated into Zoning By-law No. 05-200 to be clear that these zones are included in the applicable regulations.
Section 4 (General Provisions)	<ul style="list-style-type: none"> To replace the wording “Secondary Dwelling Unit – Detached” with “Additional Dwelling Unit – Detached” in Subsections 4.33 (a) i) (A) and 4.33.2 (j) ii). Amending Subsection 4.33 (a) ii), which are required as a result of changes being made to Subsection 5.1 b i) and ii) through this Amending By-law. 	<p>This amendment aligns with previous change in terminology for Additional Dwelling Units.</p> <p>This amendment deletes reference to the regulation for the location of front yard parking (being deleted through this amending By-law) and replaces it with reference to the correct Subsection.</p>
Section 5 (Parking)	<ul style="list-style-type: none"> To replace the word “Front” with “From” in order to correct a typographical error found in Subsection 5.2 c) iv). To remove the required parking distance of 5.8m from the streetline, specific to single detached dwellings, semi-detached dwellings, and duplex dwellings within Section 5.1 b) i) and to remove restriction on front yard parking within Section 5.1 b) ii). To amend Landscape Requirements in order to permit the widening of driveways for street townhouse dwellings. 	<p>The amendment corrects a typographical error.</p> <p>The amendment aligns the regulation to allow front yard parking.</p> <p>The amendment corrects a contradictory regulation.</p>

Appendix “D” to Report PED23074

Page 2 of 4

Section	Proposed Amendment	Rationale
Section 5 (Parking) (Continued)	<ul style="list-style-type: none"> To add the following wording to Subsection 5.2 c) i): “Notwithstanding Section 5.2 c) i) above, the accessibility to a maximum of one of the required parking spaces for a single detached dwelling may be obstructed by another motor vehicle.” 	The amendment aligns with recent revisions for Additional Dwelling Units to allow tandem parking for single detached dwellings.
Subsection 7.6 (Conservation/Hazard Land Rural (P6) Zone)	<ul style="list-style-type: none"> To modify Subsection 7.6.2.1 which references Subsection 4.8.2 (now known as Buildings Accessory to Institutional Uses in all Zones) to reference Subsections 4.8 (Accessory Buildings in all Zones) and 4.8.1.2 (Buildings Accessory to Single Detached Dwellings and Residential Care Facilities in A1 and A2 Zones) to reflect the correct accessory building provisions. 	The amendment corrects references to the General Provision Section.
Subsection 10.6 (District Commercial (C6) Zone)	<ul style="list-style-type: none"> To replace the wording “Dwelling Unit(s) in conjunction with a commercial use” with “Dwelling Unit, Mixed Use” within Subsection 10.6.1.1 i) 1. 	This amendment aligns with previous change in terminology for Dwelling Unit, Mixed Use.
Subsection 15.1 (Low Density Residential (R1) Zone)	<ul style="list-style-type: none"> To include the use of “Lodging House” within the regulations of Subsection 15.1.2.4 so that it reads “Lodging House, Residential Care Facility and Retirement Home Regulations”. 	This amendment ensure that regulations are applicable to Lodging House as it is a permitted use and was unintentionally left out of the Regulation title.
Subsection 15.2 (Low Density Residential – Small Lot (R1a) Zone)	<ul style="list-style-type: none"> To include the use of “Lodging House” within the regulations of Subsection 15.2.2.4 so that it reads “Lodging House, Residential Care Facility and Retirement Home Regulations”. 	
Schedule C (Special Exceptions)	<ul style="list-style-type: none"> Special Exception 372: Change reference from Subsection 9.3.3. c) ii) to Subsection 9.3.3. b) ii). Special Exception 445: Add the following wording to the end of the first paragraph: “and as shown as Figure 16 of Schedule ‘F’ ”. 	<p>The amendment corrects references.</p> <p>The amendment corrects references to the appropriate Special Figure.</p>

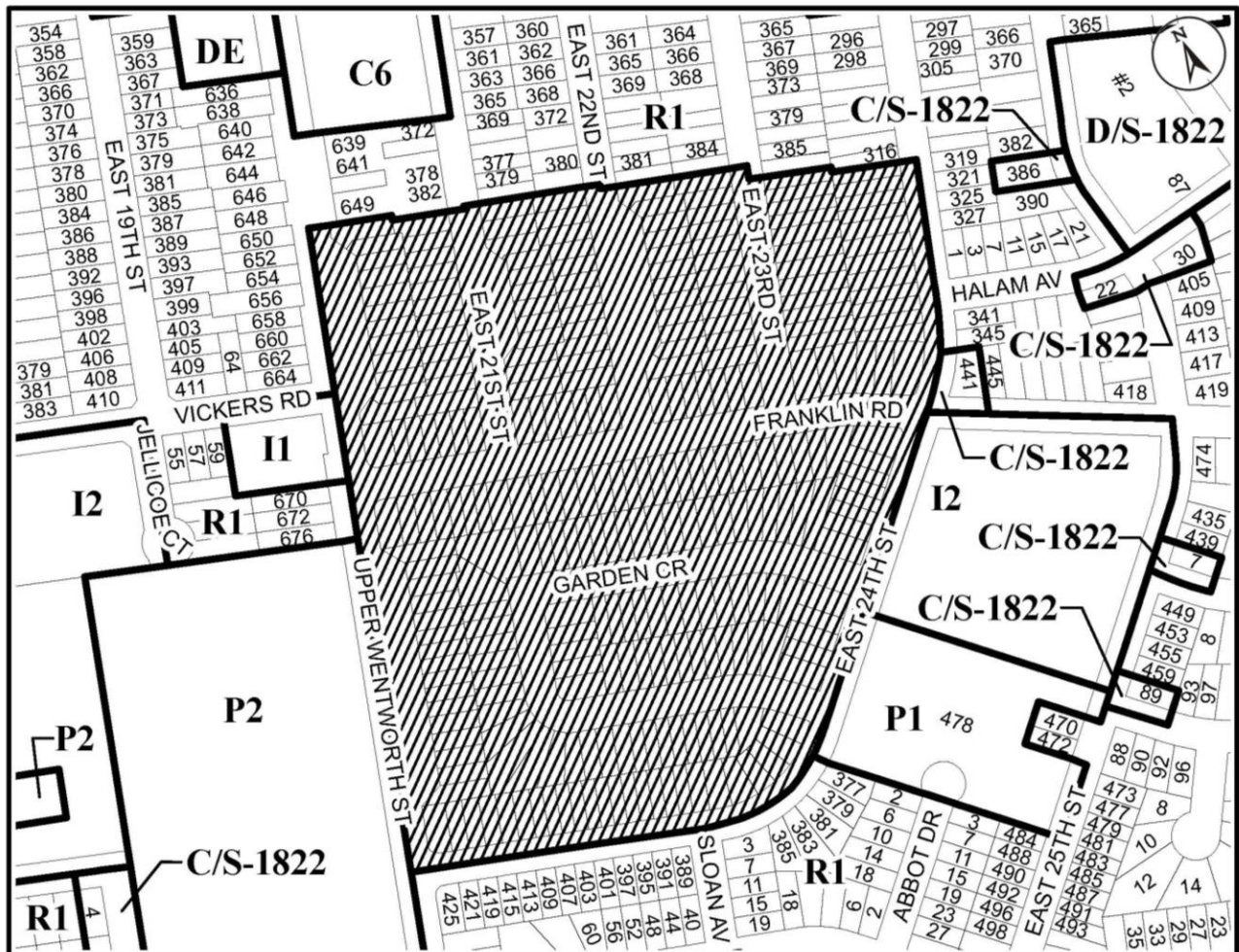
Appendix “D” to Report PED23074
Page 3 of 4

Section	Proposed Amendment	Rationale
Schedule C (Special Exceptions) (Continued)	<ul style="list-style-type: none"> • Special Exception 481: By rewording the preamble to refer to Special Exception 481 and adding in “481” in order to properly add this Special Exception to Schedule “C”. • Special Exception 581: To remove 51 Cootes Drive, 55 Cootes Drive, and 110 King Street East from the table and add 3 East Street North (Map 861). • Special Exception 762: Delete wording “for Blocks 2, 3 and 4 as shown on Figure 25” so that it reads “Notwithstanding Section 12.1.3.1a), the minimum lot area shall be 1.14 hectares for Block 1 and 37.17 hectares for Blocks 2, 3 and 4 as shown on Figure 27”. • Special Exception 810: Amend the wording “For the purposes of Special Exception No. 810, the following special provisions shall apply to Area A and Area B as shown on Figure 25 of Schedule “F” – Special Figures” so that it reads “For the purposes of Special Exception No. 810, the following special provisions shall apply to Area A and Area B as shown on Figure 28 of Schedule “F” – Special Figures.” 	<p>The amendment corrects references to the appropriate Special Figure.</p> <p>The amendment corrects references to the appropriate Special Figure.</p>
Schedule D (Holding Provisions)	<ul style="list-style-type: none"> • Renumber Holding Provision 122 to Holding Provision 121. 	The amendment corrects a typographical error.
Schedule E (Temporary Use Provisions)	<ul style="list-style-type: none"> • Temporary Use Provision 10: Amend the wording “A2, 805, H122” to read “A2, 805, H121”. 	The amendment corrects a typographical error.
Schedule F (Special Figures)	<ul style="list-style-type: none"> • Add Figure 27. 	The amendment adds Figure 27 to Schedule “F” – Special Figures as it was inadvertently omitted from By-law 22-064.

Appendix “D” to Report PED23074
Page 4 of 4

Section	Proposed Amendment	Rationale
Schedule F (Special Figures) (Continued)	<ul style="list-style-type: none"><li data-bbox="544 268 787 300">• Add Figure 28.	The amendment renumbers Figure 25 to Figure 28 which was incorrectly referred to as Figure 25 within Amending By-law 22-176.

Appendix "E" to Report PED23074



● Site Location



Key Map - Ward 7

Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
CI-23-E

Date:
May 2, 2023

Appendix "B"

Scale:
N.T.S

Planner/Technician:
EC/AL

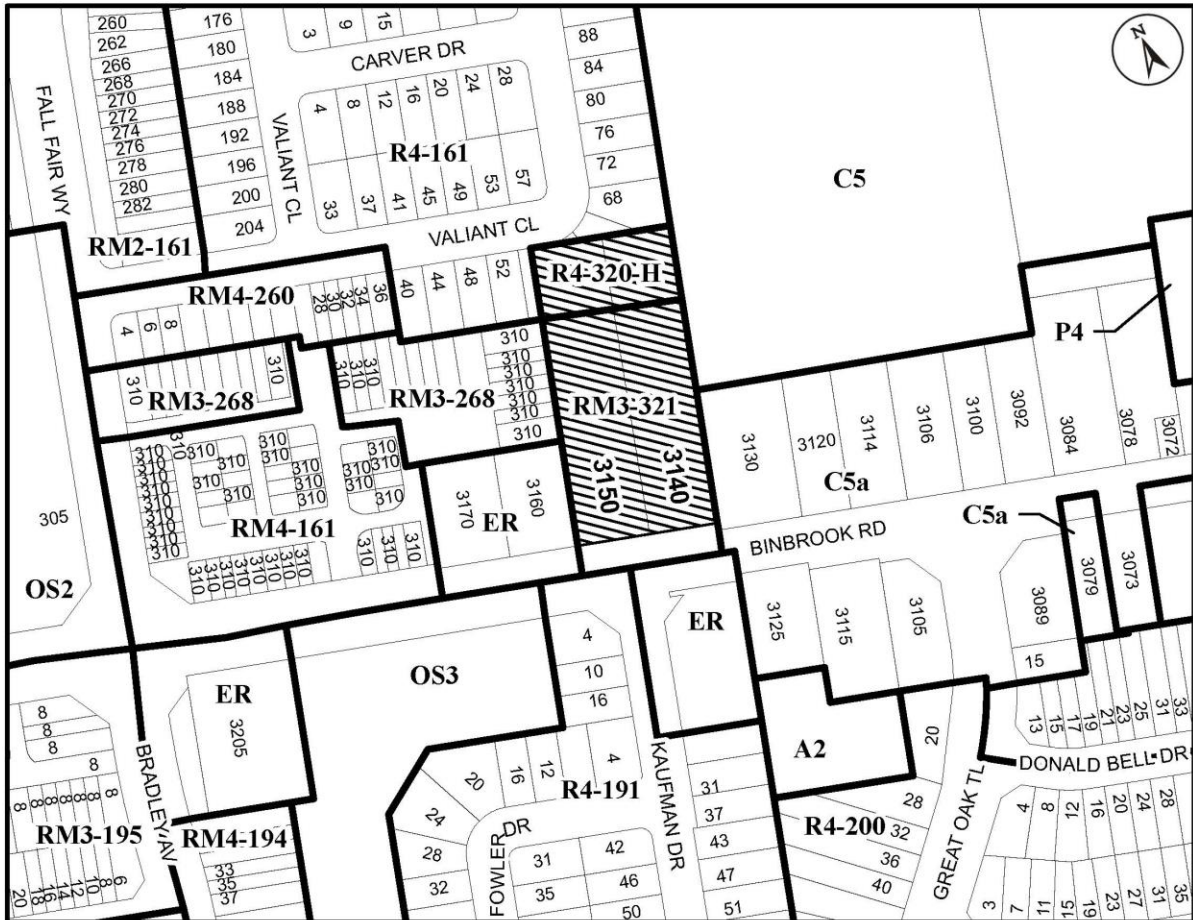
Subject Property



Lands to be added to Zoning By-law No. 05-200 as Low Density Residential (R1) Zone



Appendix "F" to Report PED23074



● Site Location

Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
CI-23-E (Binbrook Rd)

Date:
May 2, 2023

Appendix "A"

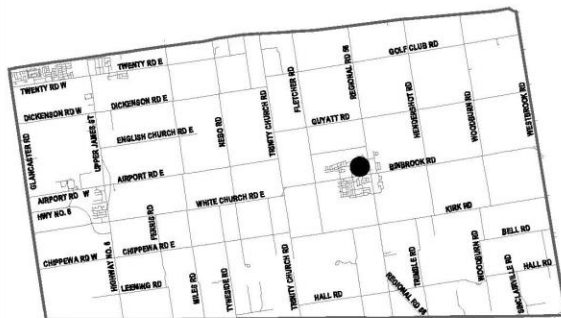
Scale:
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Planner/Technician:
EC/NB

Subject Property

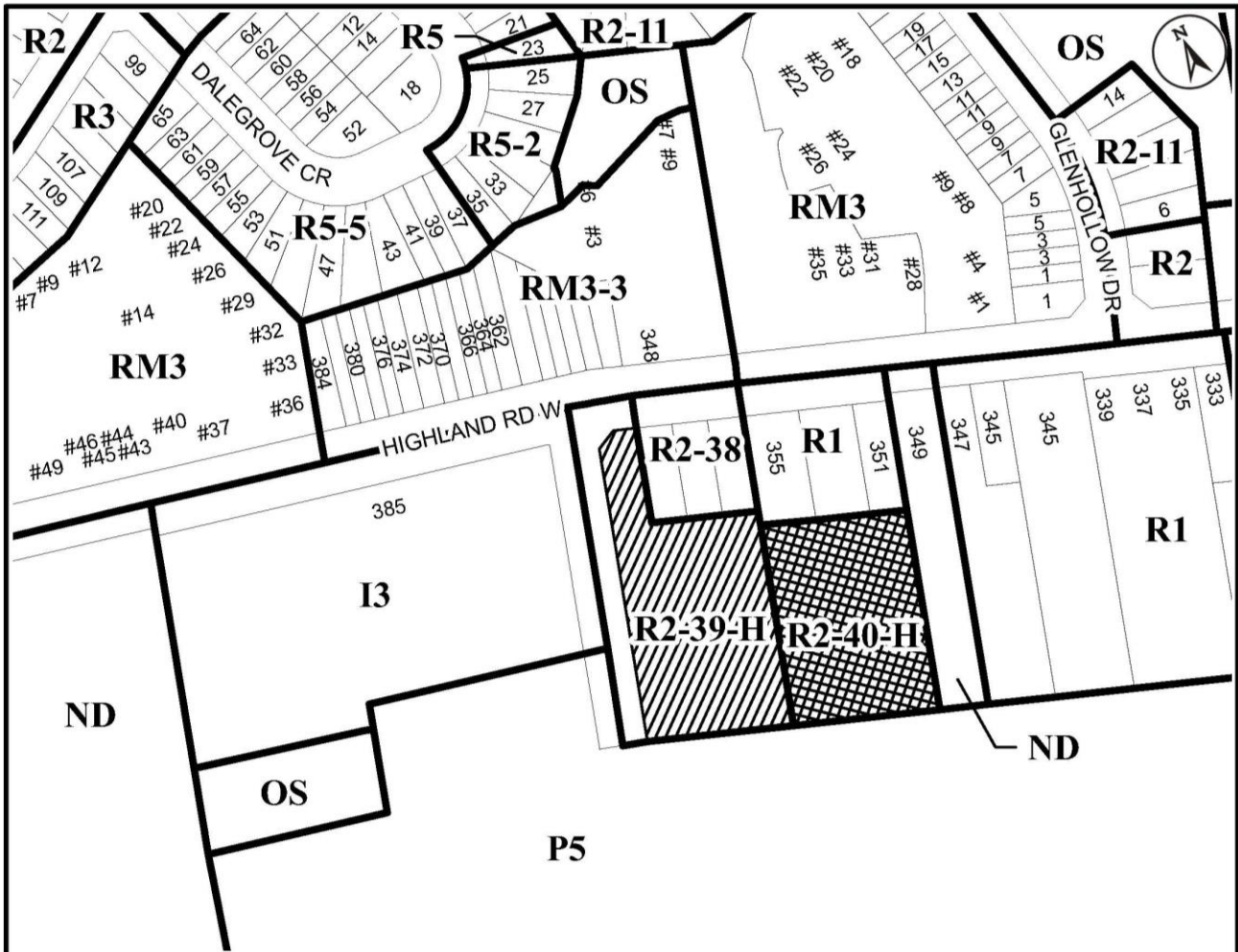
3140 – 3150 Binbrook Road, Glanbrook

Further Amendment to Residential Multiple "RM3-321" Zone, Modified



Key Map - Ward 11





Location Map

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
CI-23-E (Highland Rd W)

Date:
March 20, 2023

Appendix "A"	Scale: N.T.S	Planner/Technician: MS/AL
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Subject Property

- Zoning to be changed from "R2-39-H" to "R2-39" of Stoney Creek Zoning By-law No. 3692-92
- Zoning to be changed from "R2-40-H" to "R2-40" of Stoney Creek Zoning By-law No. 3692-92



WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

May 2, 2023

PED23074

Housekeeping Amendments to City of Hamilton Zoning By-law No. 05-200, Former Township of Glanbrook Zoning By-law No. 464 and Former City of Stoney Creek Zoning By-law No. 3692-92

Presented by: Emily Coe and Matthew Stavroff

Background

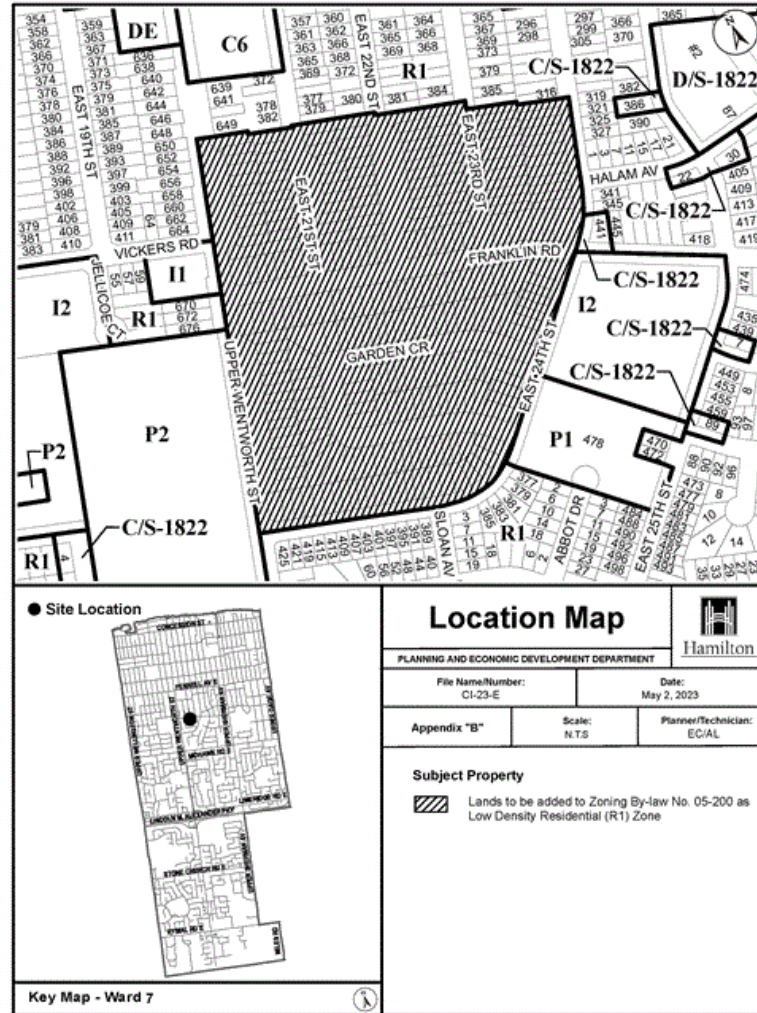
- The Zoning By-laws are “**living documents**”; they need to be monitored and amended on an on-going basis.
- Staff regularly monitor **Hamilton Zoning By-law No. 05-200 and the former Community Zoning By-laws** to ensure that the By-laws remain up-to-date and to identify where text amendments, which may have a more immediate impact, are required.

Updates to Hamilton Zoning By-law No. 05-200

- To correct typographical errors;
- To amend certain Special Exceptions and Holding Provisions;
- To update certain Special Figures;
- To update certain Definitions; and,
- To update terminology for consistency purposes.

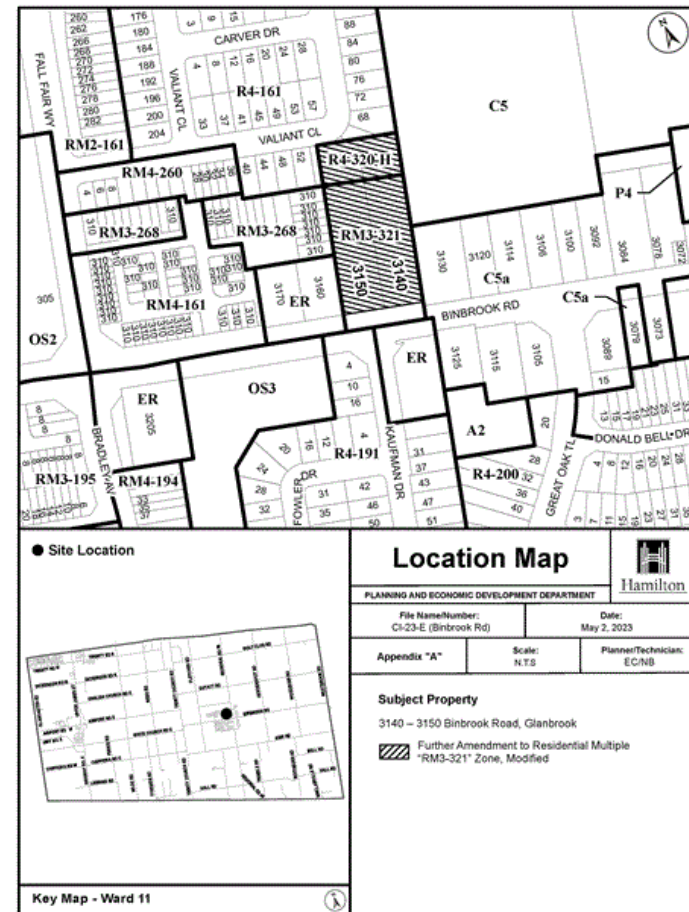
Updates to Hamilton Zoning By-law No. 05-200

- Additionally, to rezone properties located within the D/S-432 District in the former City of Hamilton Zoning By-law No. 6593 to R1 within Hamilton Zoning By-law No. 05-200.



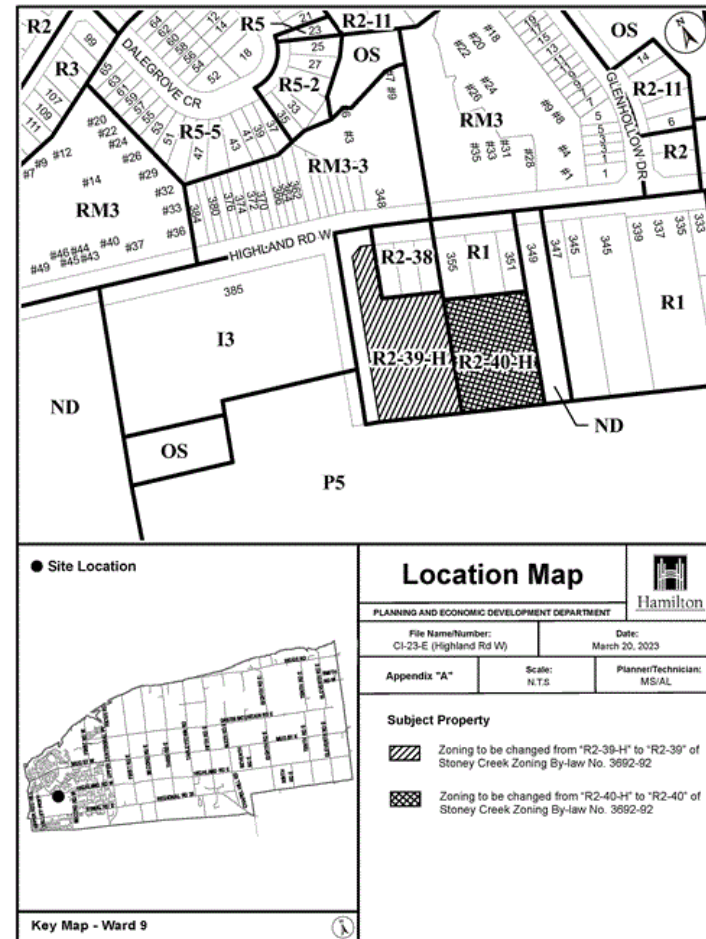
Updates to Glanbrook Zoning By-law No. 464

To correct a drafting error in the regulations for the existing site specific By-law 21-120 to recognize and implement the intended use of the property located at 3140 – 3150 Binbrook Road, Glanbrook.



Updates to Stoney Creek Zoning By-law No. 3692-92

To delete a holding provision on the property located directly to the west of 361 Highland Road West, Stoney Creek and for a portion the property located at 355 Highland Road West, Stoney Creek.



Consultation

- Staff from various departments provided input on the proposed amendments to the Zoning By-laws
- Statutory Notice of Public Meeting posted in The Hamilton Spectator on April 14, 2023
- Notice of Public Meeting sent to property owners within the Burkholme neighbourhood whose properties are being rezoned to R1 within Hamilton Zoning By-law No. 05-200



THANK YOU

THE CITY OF HAMILTON PLANNING COMMITTEE



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO:	Chair and Members Planning Committee
COMMITTEE DATE:	May 2, 2023
SUBJECT/REPORT NO:	Application for Rural Hamilton Official Plan Amendment and Zoning By-law Amendment for Lands Located at 127 Freelon Road, Flamborough (PED23107) (Ward 13)
WARD(S) AFFECTED:	Ward 13
PREPARED BY:	Charlie Toman (905) 546-2424 Ext. 5863
SUBMITTED BY:	Steve Robichaud Director of Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

- (a) That **Rural Hamilton Official Plan Amendment Application RHOPA-23-002, by UrbanSolutions Planning & Land Development Consultants Inc. (agent) on behalf of Brian Didiodato (Owner)**, to amend the Rural Hamilton Official Plan to redesignate the subject lands from “Settlement Commercial” to “Settlement Residential” to permit the adaptive reuse of an vacant commercial building for a single detached dwelling for the lands located at 127 Freelon Road, Flamborough, as shown on Appendix “A” attached to Report PED23107, be **APPROVED** on the following basis:
- (i) That the draft Official Plan Amendment, attached as Appendix “B” to Report PED23107, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
 - (ii) That the proposed amendment is consistent with the Provincial Policy Statement (2020) and conforms to the Greenbelt Plan (2017) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended);
- (b) That **Zoning By-law Amendment Application ZAR-23-002, by UrbanSolutions Planning & Land Development Consultants Inc. (agent) on behalf of Brian Didiodato (Owner)**, for a change in zoning from Settlement

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SUBJECT: Application for Rural Hamilton Official Plan Amendment and Zoning By-law Amendment for Lands Located at 127 Freelton Road, Flamborough (PED23107) (Ward 13) - Page 2 of 16

Commercial (S2) Zone to Settlement Residential (S1, 847) Zone, to permit the adaptive reuse of an vacant commercial building for a single detached dwelling, for the lands known as 127 Freelton Road, Flamborough, as shown on Appendix “A” attached to Report PED23107, be **APPROVED** on the following basis:

- (i) That the draft By-law, attached as Appendix “C” to Report PED23107, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
- (ii) That the amending By-law be added to Schedule “C” of Zoning By-law No. 05-200;
- (iii) That the proposed change in zoning is consistent with the Provincial Policy Statement (2020), conforms to the Greenbelt Plan (2017) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended), and will comply with the Rural Hamilton Official Plan upon approval of Rural Hamilton Official Plan Amendment No. XX.

EXECUTIVE SUMMARY

The purpose of these applications is to change the Rural Settlement Area designation within the Rural Hamilton Official Plan from “Settlement Commercial” to “Settlement Residential” and the zoning from Settlement Commercial (S2) Zone to a modified Settlement Residential (S1, 847) Zone to facilitate the adaptive reuse of a vacant commercial building into a single detached dwelling.

The subject property is located in central Freelton. The existing building on the property was constructed circa 1868 as a single detached dwelling. The building is listed in the City’s Built Heritage Inventory. The dwelling was converted for commercial uses in the mid to late twentieth century and subsequently zoned “Settlement Commercial” with the adoption of the Flamborough Zoning By-law No. 90-145-Z in 1992 and then Settlement Commercial (S2) Zone with the adoption of City of Hamilton Zoning By-law No. 05-200 in 2005.

The purpose of the Rural Hamilton Official Plan Amendment (RHOPA) is to amend the Freelton Rural Settlement Area Plan to designate the subject lands from “Settlement Commercial” to “Settlement Residential”.

The purpose of the Zoning By-law Amendment is to rezone the subject lands from Settlement Commercial (S2) Zone to a modified Settlement Residential (S1, 847) Zone. A site specific modification is required to allow the residential use within the existing building on the property which does not conform to several zoning regulations of the S1 Zone.

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SUBJECT: Application for Rural Hamilton Official Plan Amendment and Zoning By-law Amendment for Lands Located at 127 Freelon Road, Flamborough (PED23107) (Ward 13) - Page 3 of 16

The proposed RHOPA and Zoning By-law Amendment have merit and can be supported as they are consistent with the Provincial Policy Statement and conform to the Greenbelt Plan (2017) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended). The proposal will comply with and implement the policies of the Rural Hamilton Official Plan (RHOP) upon approval of the Official Plan Amendment, provides for the long-term conservation of a heritage building through adaptive reuse of the building and maintains the existing rural character of the area.

Alternatives for Consideration – See Page 15

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: N/A

Staffing: N/A

Legal: As required by the *Planning Act*, Council shall hold at least one Public Meeting to consider an application for an Official Plan Amendment and Zoning By-law Amendment.

HISTORICAL BACKGROUND

Report Fact Sheet

Application Details	
Applicant/Owner:	Applicant: UrbanSolutions Planning & Land Development Consultant Inc. c/o Matt Johnston Owner: Brian Didioato
File Number:	RHOPA-23-002 & ZAR-23-002
Type of Application:	Rural Hamilton Official Plan Amendment and Zoning By-law Amendment
Proposal:	Change in the Rural Hamilton Official Plan Rural Settlement Area designation from “Settlement Commercial” to “Settlement Residential” Change in zoning from the Settlement Commercial (S2) Zone to the Settlement Residential (S1, 847) Zone.
Property Details	
Municipal Address:	127 Freelon Road, Flamborough
Lot Area:	0.05 hectares

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SUBJECT: Application for Rural Hamilton Official Plan Amendment and Zoning By-law Amendment for Lands Located at 127 Freelon Road, Flamborough (PED23107) (Ward 13) - Page 4 of 16

Property Details	
Servicing:	The property is serviced by private services (separate well and septic services).
Existing Use:	Commercial (vacant)
Documents	
Provincial Policy Statement (PPS):	The proposal is consistent with the PPS (2020).
Greenbelt Plan:	The proposal conforms to the Greenbelt Plan (2017).
A Place to Grow:	The proposal conforms to the Growth Plan (2019, as amended).
Rural Hamilton Official Plan Existing:	“Hamlets (Rural Settlement Areas)” on Schedule “A” - Provincial Plans, “Rural Settlement Areas” on Schedule D - Rural Land Use Designation and “Settlement Commercial” in the Freelon Rural Settlement Area Plan in Volume 2: Map 7.
Rural Hamilton Official Plan Proposed:	“Settlement Residential” in the Freelon Rural Settlement Area Plan in Volume 2: Map 7.
Zoning Existing:	Settlement Commercial (S2) Zone.
Zoning Proposed:	Settlement Residential (S1, 847) Zone.
Modifications Proposed:	<p>Staff Requested Modifications</p> <ul style="list-style-type: none"> Limit the proposed use of the single detached dwelling to the existing building on the property.
Processing Details	
Received:	October 27, 2022
Deemed Complete:	November 25, 2022
Notice of Complete Application:	Sent to 38 property owners within 120 metres of the subject property on December 7, 2022.
Public Notice Sign:	Posted December 2, 2022 and updated with the Public Meeting date on April 20, 2023.
Notice of Public Meeting:	Sent to 38 property owners within 120 metres of the subject property on April 21, 2023.
Public Consultation:	N/A
Public Comments:	Two telephone inquiries
Processing Time:	157 days from the date of receipt of the application.

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SUBJECT: Application for Rural Hamilton Official Plan Amendment and Zoning By-law Amendment for Lands Located at 127 Freelton Road, Flamborough (PED23107) (Ward 13) - Page 5 of 16

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

EXISTING LAND USE AND ZONING

	Existing Land Use	Existing Zoning
Subject Lands:	Commercial (vacant)	Settlement Commercial (S2) Zone
Surrounding Land Uses:		
North	Wrecking yard	Settlement Commercial (S2) Zone
East	Single detached dwellings	Settlement Commercial (S2) Zone
West	Local commercial and single detached dwellings	Settlement Commercial (S2) Zone
South	Single detached dwellings	Settlement Commercial (S2) Zone and Settlement Residential (S1) Zone

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

Provincial Policy Statement (2020) (PPS)

The Provincial Planning Policy framework is established through the *Planning Act* (Section 3) and the Provincial Policy Statement (2020) PPS. The *Planning Act* requires that all municipal land use decisions affecting planning matters be consistent with the PPS. The following policies, amongst others, apply to the proposal.

- “1.1.3.1 *Settlement areas* shall be the focus of growth and development.
- 1.1.3.2 Land use patterns within *settlement areas* shall be based on densities and a mix of land uses which:
- a) Efficiently use land and resources;
 - b) Are appropriate for, and efficiently use, the *infrastructure* and *public service facilities* which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;

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SUBJECT: Application for Rural Hamilton Official Plan Amendment and Zoning By-law Amendment for Lands Located at 127 Freelton Road, Flamborough (PED23107) (Ward 13) - Page 6 of 16

- 1.1.4.2 In rural areas, rural *settlement areas* shall be the focus of growth and development and their vitality and regeneration shall be promoted.
- 1.1.4.3 When directing development in rural *settlement areas* in accordance with policy 1.1.3, planning authorities shall give consideration to rural characteristics, the scale of development and the provision of appropriate service levels.”

The subject lands are located within a rural settlement area. As the applications are to allow the conversion of an existing building back to a single detached dwelling the proposal maintains the rural character of the area.

Therefore, based on the above, the proposal is consistent with the Provincial Policy Statement.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended)

The Growth Plan directs the majority of growth to settlement areas that have access to municipal water and wastewater systems and can be support the achievement of complete communities. The following polices, amongst others, apply to the proposal:

- “2.2.9.1 Municipalities are encouraged to plan for a variety of cultural and economic opportunities within *rural settlements* to serve the needs of rural residents and area businesses.”

The subject lands are located within a rural settlement area. The proposed change in use will not negatively impact the function of the Freelton settlement area. Therefore, based on the above, the proposal conforms to the Growth Plan.

Greenbelt Plan (2017)

The lands are designated “Protected Countryside” in the Greenbelt Plan. The following policies of the Greenbelt Plan, amongst others, apply to the proposal.

- “3.4.4 For lands within Hamlets in the Protected Countryside, the following policy shall apply:
1. Hamlets are subject to the policies of the Growth Plan and continue to be governed by official plans and related programs or initiatives and are not subject to the policies of this Plan, save for the policies of sections 3.1.5, 3.2.3, 3.2.6, 3.3 and 3.4.2. Limited growth is

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SUBJECT: Application for Rural Hamilton Official Plan Amendment and Zoning By-law Amendment for Lands Located at 127 Freelton Road, Flamborough (PED23107) (Ward 13) - Page 7 of 16

permitted through infill and intensification of Hamlets subject to appropriate water and sewage services.”

The subject lands are designated Hamlet in the Greenbelt Plan. The proposal constitutes limited growth and as discussed under the Rural Hamilton Official Plan section of this report, has appropriate water and sewage services. Therefore, based on the above, the proposal conforms to the Greenbelt Plan.

Rural Hamilton Official Plan (RHOP)

The subject lands are designated “Hamlets (Rural Settlement Areas)” on Schedule A - Provincial Plans and “Rural Settlement Areas” on Schedule D - Rural Land Use Designations of the RHOP. Further, the subject property is designated “Settlement Commercial” in the Freelton Rural Settlement Area Plan in Volume 2: Map 7.

The following policies, amongst others, apply to the proposal:

Volume 1 – Rural Hamilton Official Plan Policies

General Policies for Rural Housing

“3.2.2 The existing stock of housing in the rural areas shall be retained wherever possible and kept in a safe and adequate condition through use of the City’s Property Standards by-law and incentive programs financed by the City or by senior levels of government. (OPA 26)”

The conversion of the existing commercial building into a single detached dwelling is considered an adaptive reuse and retains the rural housing stock.

Servicing

- “C.5.1.1
- d) Development of a new land use or a new or replacement building on an existing lot that require(s) water and/or sewage servicing, may only be permitted where it has been determined by the requirements of Policies C.5.1.1 a) and b) that the soils and size of the lot size are sufficient to accommodate the water system and sewage disposal system within acceptable levels of on-site or off-site impacts including nitrate impact, and shall include sufficient land for a reserve discharge site or leaching bed. The maximum lot size shall be in accordance with F.1.14.2.1 g);
 - e) The private water supply and sewage disposal systems shall be capable of sustaining the proposed and existing uses within

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SUBJECT: Application for Rural Hamilton Official Plan Amendment and Zoning By-law Amendment for Lands Located at 127 Freelton Road, Flamborough (PED23107) (Ward 13) - Page 8 of 16

acceptable levels of on-site and off-site water quantity and quality impacts, including nitrate impact;

- f) The existing or proposed wastewater system shall not include a sewage disposal holding tank; and,
- g) The existing or proposed water supply system shall include a well with sufficient quantity of water to sustain the use. A cistern system that meets current accepted standards, may, to the satisfaction of the City, be an additional component of the water supply system.”

The subject property is on private services and the Applicant submitted a Hydrogeological Opinion Letter that the daily wastewater use would be lower for a single detached dwelling than for permitted use within the Settlement Commercial (S2) Zone. The applicant also submitted a Wastewater Treatment System Performance Evaluation to determine whether the existing septic system on the property is being operated and maintained in substantial compliance with the Ontario Building Code. Staff have reviewed the Evaluation and commented that while the septic system is nearing its end of functional life, it continues to function within acceptable parameters. Based on the above, the applications are consistent with the Private Water and Wastewater Services policies in the RHOP.

Cultural Heritage

- “B.3.4.1.3 Ensure that all new development, site alterations, building alterations, and additions are contextually appropriate and maintain the integrity of all on-site or adjacent cultural heritage resources; and,
- B.3.4.2.1(h) Conserve the character of areas of cultural heritage significance, including designated heritage conservation districts and cultural heritage landscapes, by encouraging those land uses, development and site alteration activities that protect, maintain and enhance these areas within the City.”

The proposal is compatible with the built environment as the density, height and nature of the rural landscape is unchanged from the existing built form. The conversion of the existing commercial building to a single detached dwelling will maintain the established character of the Freelton Rural Settlement Area.

The subject property is listed in the City’s Built Heritage Inventory. The proposed conversion to a single detached dwelling will retain the historic appearance and rural character of the area through interior modifications to the existing building as well as

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SUBJECT: Application for Rural Hamilton Official Plan Amendment and Zoning By-law Amendment for Lands Located at 127 Freelon Road, Flamborough (PED23107) (Ward 13) - Page 9 of 16

removal of the commercial façade which is not original to the building. Staff are satisfied that the cultural heritage value or interest of the property will be conserved. Based on the above, the proposal conforms to Volume 1 of the Rural Hamilton Official Plan.

Volume 2 – General Policies

- “A.1.2.4 Development in Rural Settlement Areas shall proceed in accordance with the specific policies and designations for each Rural Settlement Area and subject to the following conditions:
- (a) Within the Rural Settlement Areas, development shall be of a height, density, area and nature to be compatible with the existing built environment; and,
 - (b) All development shall be required to obtain approval from the City for servicing. Any development shall be serviced in accordance with Section C.5.1, Sustainable Private Water and Wastewater Services of Volume 1 of this Plan, and in no case shall a proposed new lot be less than one acre.
- A.1.2.8 To maintain and protect the distinct form and historical character of Rural Settlement Areas designated in this Plan, any application pursuant to the Planning Act or other legislation shall seek to conserve cultural heritage resources, cultural heritage landscapes, areas of archaeological potential, archaeological sites and the overall settlement character; and,
- A.1.2.9 To conserve the settlement character, construction of new buildings or renovation of existing buildings shall be sympathetic to and consistent with the existing heritage attributes of the Rural Settlement Area, including, but not limited to, consideration of traditional minimum lot sizes and setbacks in accordance with Section C.5.1 of Volume 1, building massing and orientation, and preservation of views, open spaces, and landmarks.”

The proposal is compatible with the built environment as the height and nature of the rural landscape is unchanged from the existing built form. The conversion of the commercial building to a single detached dwelling will maintain the established character of the Freelon Rural Settlement Area.

As discussed above, the subject property is a legal non-complying lot that predates the minimum 0.4 hectare lot size, the owner currently has zoning permissions for commercial uses and that it is not feasible to increase the size of the property. Staff are

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SUBJECT: Application for Rural Hamilton Official Plan Amendment and Zoning By-law Amendment for Lands Located at 127 Freelon Road, Flamborough (PED23107) (Ward 13) - Page 10 of 16

satisfied that the proposal meets the Sustainable Servicing Policies in the Rural Hamilton Official Plan.

The subject property is listed in the City's Built Heritage Inventory. The proposed conversion to a single detached dwelling will retain the historic appearance and rural character of the area. Staff are satisfied that the cultural heritage value or interest of the property will be conserved.

Volume 2 – Settlement Residential

"A.1.3.1 On lands designated Settlement Residential, residential uses are limited to single detached dwellings, small scale residential care facilities, and small scale institutional uses shall be permitted subject to the policies of this Plan. (OPA 26)"

The proposal is consistent with the permitted uses under the Settlement Residential designation of the Freelon Rural Settlement Area Plan. Based on the above, the proposal conforms to Volume 2 of the RHOP.

City of Hamilton Zoning By-law No. 05-200

The subject lands are currently zoned Settlement Institutional (S2) Zone in City of Hamilton Zoning By-law No. 05-200. Permitted uses in the Settlement Residential (S3) Zone include Medical Clinic, Motor Vehicle Service Station, Restaurant, Retail and Veterinary Service. A change in zoning to the Settlement Residential (S1, 847) Zone is required to facilitate conversion of the vacant commercial building to a single detached dwelling.

A site-specific zoning exception is necessary to recognize the current 0.05 hectare lot area whereas 0.4 hectares is required and 23 metres of lot frontage whereas 30 metres is required under the Settlement Residential (S1) Zone. The proposed zoning is discussed in the Analysis and Rationale for Recommendation section of this Report, and an evaluation of the proposed modifications to the (S1) Zone is included in Appendix "D" attached to Report PED23107.

RELEVANT CONSULTATION

Departments and Agencies	
<ul style="list-style-type: none"> • Canada Post; and, • Conservation Halton. 	No comment or objection.

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SUBJECT: Application for Rural Hamilton Official Plan Amendment and Zoning By-law Amendment for Lands Located at 127 Freelton Road, Flamborough (PED23107) (Ward 13) - Page 11 of 16

Departments and Agencies (Continued)		
<ul style="list-style-type: none"> Economic Development Division, Planning and Economic Development Department, Economic Development Division, Corporate Real Estate Office Section. 		No comment or objection.
	Comment	Staff Response
Development Engineering Approvals Section, Growth Management Division, Planning and Economic Development Department	<ul style="list-style-type: none"> No comments. The proposal is serviced by a private well and septic system (no municipal services). 	<ul style="list-style-type: none"> Noted.
Source Water Protection, Public Works Department	<p>It is our understanding that the application serves to recognize the current use of the property as residential instead of commercial since the property is currently used as a residential property.</p> <p>SWP group reviewed the "Hydrogeological Opinion Letter" prepared by Landtek Limited dated September 28, 2022. The letter states that the assumed commercial effluent flow would be higher than residential flow but in the absence of an actual commercial use it is difficult to state that daily design sewage flows are expected to increase or not as a result of this proposal.</p> <p>The applicant also submitted a Wastewater Treatment System Performance Evaluation to determine whether the existing septic system on the property is being operated and maintained in substantial compliance with the Ontario Building Code.</p>	<ul style="list-style-type: none"> The existing Settlement Commercial (S2) Zone allows several uses which would be considered more intensive from a water, wastewater perspective than the proposed single detached dwelling, including restaurant, veterinary clinic and catering services.

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SUBJECT: Application for Rural Hamilton Official Plan Amendment and Zoning By-law Amendment for Lands Located at 127 Freelton Road, Flamborough (PED23107) (Ward 13) - Page 12 of 16

	Comment	Staff Response
Source Water Protection, Public Works Department (Continued)	<p>Source Water Protection staff reviewed the evaluation with Building Department staff. While the septic system is nearing its end of functional life, it continues to function within acceptable operating parameters.</p> <p>If the septic system does not receive any required maintenance, it may fail, and become unsafe. The City could then intervene and issue an Unsafe Order to Comply to repair or replace the system to meet the requirements of the OBC Act & Regulations.</p> <p>It should be noted that with the system nearing end of life, any alteration, repair or replacements may require Building Permits to be obtained prior to work taking place.</p>	
Growth Planning Section, Growth Management Division, Planning and Economic Development Department	<ul style="list-style-type: none"> The existing municipal addresses will be retained for this development. 	<ul style="list-style-type: none"> Noted.
Transportation Planning Section, Transportation Planning and Park Division, Planning and Economic Development Department	<p>Transportation Planning has determined that a daylighting triangle will not be required if the building remains as is under this subject development application (ZAR-23-002 & RHOPA-23-002).</p> <p>If developed in the future (building removed and new DA or OPA/ZA is submitted) the following right-of-way and daylighting dedications would be considered as per the Rural Hamilton Official Plan:</p>	<p>Under the <i>Planning Act</i> the City is not permitted to require road widening dedications as part of an Official Plan or Zoning By-law Amendment application.</p> <p>With the changes made to the <i>Planning Act</i> under Bill 23, the conversion of the existing building from commercial to residential is not considered would not be subject to Site Plan Control.</p>

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SUBJECT: Application for Rural Hamilton Official Plan Amendment and Zoning By-law Amendment for Lands Located at 127 Freelton Road, Flamborough (PED23107) (Ward 13) - Page 13 of 16

	Comment	Staff Response
Transportation Planning Section, Transportation Planning and Park Division, Planning and Economic Development Department (Continued)	<p>a. Approximately ± 5.5 metres should be dedicated to the right-of-way on Freelton Road, as per the Council Approved Rural Official Plan: Schedule C-1 - Future Right-of-Way Dedications. Freelton Road is to be 26.213 metres from Highway 6 to Eleventh Concession East as per Schedule C-1.</p> <p>b. Approximately ± 4 metres should be dedicated to the right-of-way on Book Road, as per the Council Approved Rural Official Plan: Schedule C-1 - Future Right-of-Way Dedications. Brook Road is to be 26.213 metres from Highway 5 to Freelton Road as per Schedule C-1; and,</p> <p>c. Freelton Road and Brook Road are both Arterial Roads. According to the Official Plan, technically a 15.0 metres x 15.0 metres Daylighting Triangle should be dedicated to the right-of-way, as per the Council Approved Rural Official Plan: Chapter C - City Wide Systems and Designations 4.5 Road Network Functional Classification; Daylighting Triangles 4.5.7.</p>	
Waste Management Division, Public Works Department	This development is eligible for municipal waste collection and will be required to follow the requirements under the Waste Management System By-law No. 20-221.	<ul style="list-style-type: none"> • Noted.
Ministry of Transportation	Although in principle, the Ministry has no objection to the proposed Zoning By-law Amendment & Official Plan Amendment applications for the property described above, the property owner should be made aware that the site is located within the MTO permit Control Area for Hwy 6. Therefore, an MTO Building & Land Use Permit will be required from this office before the start of any onsite construction/work.	<ul style="list-style-type: none"> • Noted

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SUBJECT: Application for Rural Hamilton Official Plan Amendment and Zoning By-law Amendment for Lands Located at 127 Freelton Road, Flamborough (PED23107) (Ward 13) - Page 14 of 16

Public Consultation:		
140 Freelton Road	No concerns with the proposed change of use but inquired about the status of the zoning the nearby property at 140 Freelton Road	<ul style="list-style-type: none"> The proposed Official Plan and Zoning By-law Amendment applications are not associated in anyway to the use of the lands at 140 Freelton Road.

Public Consultation

In accordance with the provisions of the *Planning Act* and the Council approved Public Participation Policy, Notice of Complete Application was sent to 38 property owners within 120 metres of the subject property on December 7, 2022. A Public Notice sign was posted on the property on December 2, 2022 and updated with the public meeting date on April 21, 2023. Finally, Notice of the Public Meeting was mailed to 38 property owners within 120 metres of the subject lands on April 21, 2023. The applicant provided a Public Consultation Strategy as part of their application which identified no additional neighbourhood engagement beyond the minimum requirements of the *Planning Act*.

To date, the City has received two public enquires regarding the proposal via telephone. Both residents had no concern with the proposed Official Plan Amendment or Zoning By-law Amendment applications but requested updates with respect to permitted uses on the nearby property at 140 Freelton Road.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

1. The proposal has merit and can be supported for the following reasons:
 - (i) It is consistent with the Provincial Policy Statement (2020) and conforms to the Greenbelt Plan (2017) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended);
 - (ii) It will comply with the general intent of the Rural Hamilton Official Plan upon approval of Rural Hamilton Official Plan Amendment No. XX; and,
 - (iii) The proposed development is compatible with the existing land uses in the immediate area and represents good planning by, among other things, adaptively reuses a cultural heritage resource.

2. The Official Plan Amendment is to designate the subject lands to “Settlement Residential” within the Freelton Rural Settlement Area Plan to convert the

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SUBJECT: Application for Rural Hamilton Official Plan Amendment and Zoning By-law Amendment for Lands Located at 127 Freelton Road, Flamborough (PED23107) (Ward 13) - Page 15 of 16

existing vacant commercial building to a single detached dwelling. The review of the Official Plan Amendment can be summarized as follows:

- The proposal is compatible with the built environment as the density, height and nature of the rural landscape is unchanged from the existing built form; and,
- The proposal adaptively reuses the existing building on the property, a cultural heritage resource.

3. Zoning By-law Amendment

The proposal is for a change in zoning from the Settlement Commercial (S2) Zone to the Settlement Residential (S1, 847) Zone to permit conversion of the existing vacant commercial building into a single detached dwelling. The proposed residential use is compatible with the surrounding uses, maintains the existing rural character and will continue the cluster of single detached dwellings within the Freelton Rural Settlement Area. The proposal constitutes good planning through adaptive reuse of an underutilized commercial building on an existing lot that can sustain private servicing at acceptable levels. Therefore, staff support the proposal Zoning By-law Amendment.

The site-specific zoning modifications proposed for the Settlement Residential (S1, 847) Zone are outlined in the Report Fact Sheet and discussed in detail in Appendix “D” attached to Report PED23107.

ALTERNATIVES FOR CONSIDERATION

Should the proposed Zoning By-law Amendment be denied, the use of the property would continue to be regulated by the Settlement Commercial (S2) Zone in Zoning By-law No. 05-200.

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Economic Prosperity and Growth

Hamilton has a prosperous and diverse local economy where people have opportunities to grow and develop.

Healthy and Safe Communities

Hamilton is a safe and supportive City where people are active, healthy, and have a high quality of life.

OUR Vision: To be the best place to raise a child and age successfully.

OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.

SUBJECT: Application for Rural Hamilton Official Plan Amendment and Zoning By-law Amendment for Lands Located at 127 Freelon Road, Flamborough (PED23107) (Ward 13) - Page 16 of 16

Built Environment and Infrastructure

Hamilton is supported by state-of-the-art infrastructure, transportation options, buildings and public spaces that create a dynamic City.

APPENDICES AND SCHEDULES ATTACHED

Appendix “A” to Report PED23107 – Location Map

Appendix “B” to Report PED23107– Amendment to Rural Hamilton Official Plan

Appendix “C” to Report PED23107 – Amendment to Zoning By-law No. 05-200

Appendix “D” to Report PED23107– Zoning Modification Table

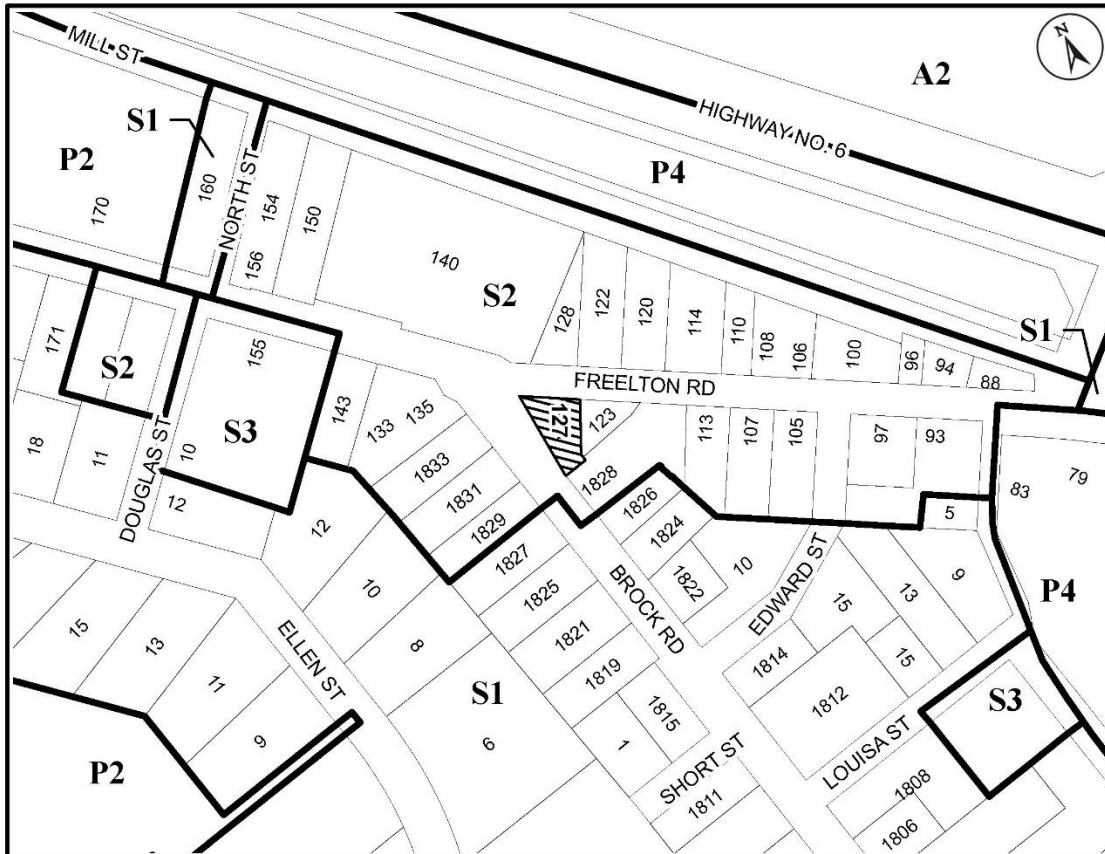
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OUR Vision: To be the best place to raise a child and age successfully.

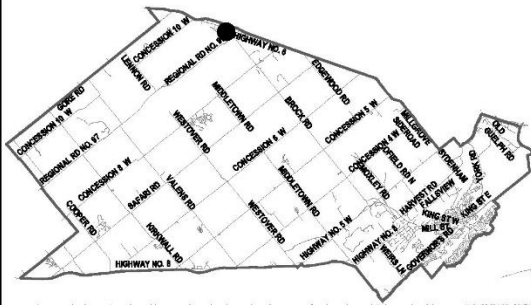
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Appendix "A" to Report PED23107
Page 1 of 1



● Site Location



Key Map - Ward 13

Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
ZAR-23-002

Date:
April 13, 2023

Appendix "A"

Scale:
N.T.S

Planner/Technician:
DM/AL

Subject Property

127 Freelon Road



Change in Zoning From "Settlement Commercial (S2) Zone" to "Settlement Residential (S1, 847) Zone"

DRAFT Rural Hamilton Official Plan Amendment No. X

The following text, together with Appendix "A" – Volume 2: Map 7 – Freelon Rural Settlement Area Plan, constitutes Official Plan Amendment No. "X" to the Rural Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to redesignate the subject lands from "Settlement Commercial" to "Settlement Residential" to recognize the existing building on the subject lands as a single-detached dwelling.

2.0 Location:

The lands affected by this Amendment are known municipally as 127 Freelon Road, in the former Town of Flamborough.

3.0 Basis:

The basis for permitting this Amendment is as follows:

- The proposed Amendment is consistent with the Provincial Policy Statement and conforms to the Greenbelt Plan and Growth Plan for the Greater Golden Horseshoe, 2019, as amended;
- The proposed amendment meets the intent of the policies of the Rural Hamilton Official Plan and the Freelon Rural Settlement Area Plan; and,
- The proposed development is compatible with the planned and existing development in the immediate area.

4.0 Actual Changes:

4.1 Volume 2 – Rural Settlement Areas

Map

4.1.1 Map

- a. That Volume 2: Map 7 – Freelton Rural Settlement Area Plan is amended by redesignating the subject lands from "Settlement Commercial" to "Settlement Residential", as shown on Appendix "A", attached to this Amendment.

5.0 Implementation:

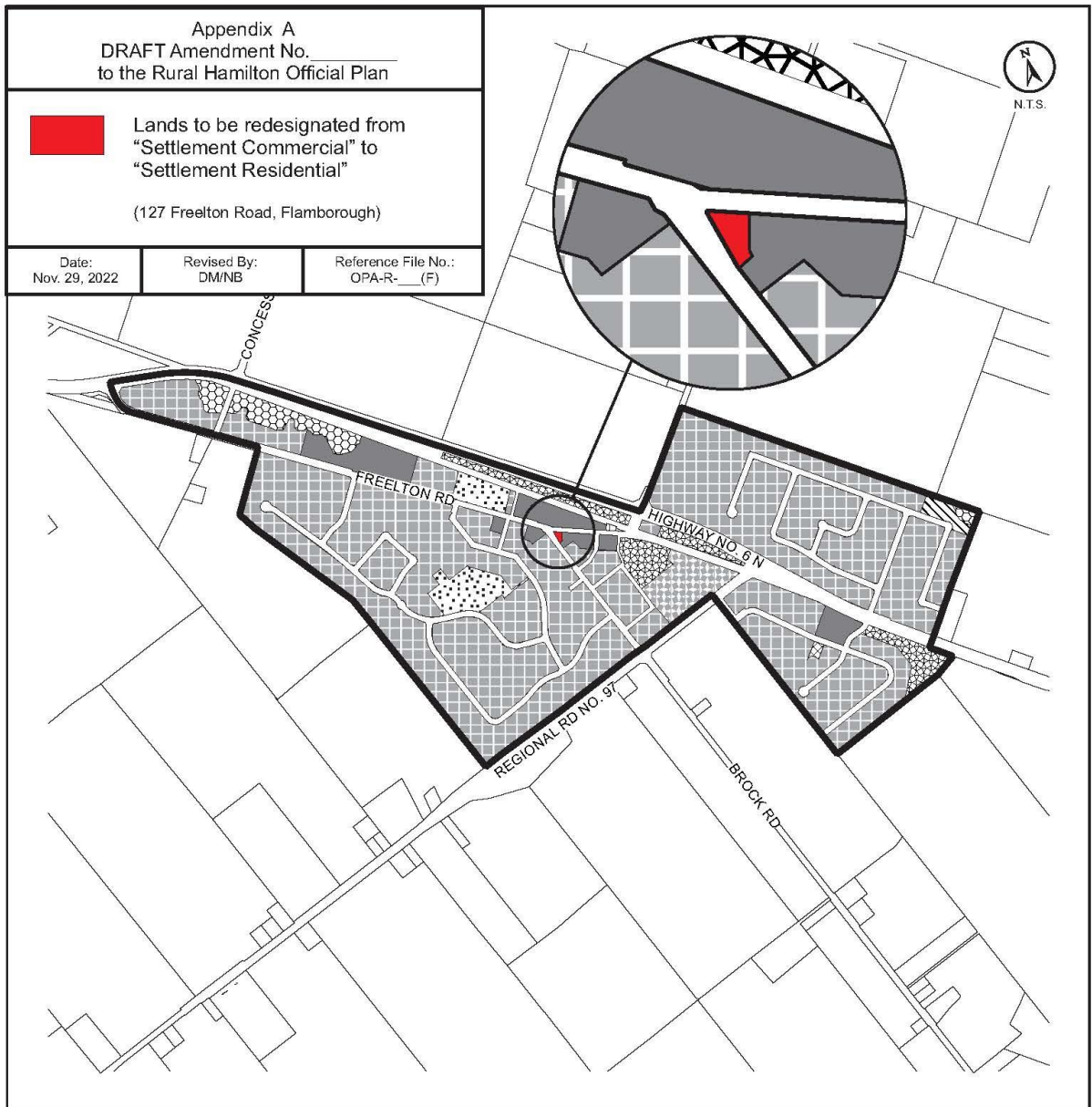
An implementing Zoning By-Law Amendment will give effect to the intended uses on the subject lands.

This Official Plan Amendment is Schedule "1" to By-law No. ____ passed on the _____th of _____, 2023.

**The
City of Hamilton**

A. Horwath
MAYOR

A. Holland
CITY CLERK



Legend

Settlement Area Boundary

LAND USE DESIGNATIONS

- Settlement Residential
- Settlement Commercial
- Settlement Institutional

Open Space and Parks Designations

- Community Park
- General Open Space
- Natural Open Space (Hazard Lands)
- Parkette
- Neighbourhood Park

**Volume 2: Map 7
 Freelon Rural Settlement Area Plan**

Rural Hamilton Official Plan
 Council Adoption: September 27, 2006
 Ministerial Approval: December 24, 2008
 Effective Date: February 2021



Appendix “C” to Report PED23107**Page 1 of 3**

Authority: Item ,
Report (PED23107)
CM:
Ward: 13

Bill No.**CITY OF HAMILTON****BY-LAW NO.**

**To Amend Zoning By-law No. 05-200
Respecting Lands Located at 127 Freelton Road, Flamborough**

WHEREAS Council approved Item ___ of Report _____ of the Planning Committee, at its meeting held on May 2, 2023;

WHEREAS the Council of the City of Hamilton, in adopting Item █ of Report 23█-█ of the Planning Committee, at its meeting held on the 2 day of May 2023, recommended that Zoning By-law No. 05-200, be amended as hereinafter provided;

AND this By-law conforms with the Rural Hamilton Official Plan upon the adoption of Official Plan Amendment No. XX.

NOW THEREFORE Council of the City of Hamilton enacts as follows:

1. That Map No. 143 of Schedule “A” – Zoning Maps be amended by adding the Settlement Residential (S1, 847) Zone to the lands known as 127 Freelton Road, Flamborough, the boundaries of which are shown on Schedule “A”, to this By-law.
2. That Schedule “C” – Special Exceptions is amended by adding the following new Special Exception:
 - “847. Within the lands zoned Settlement Residential (S1) Zone, identified on Map No. 143 of Schedule “A” – Zoning Maps and described as 127 Freelton Road, Flamborough, the following special provisions apply:
 - a) In addition to Section 12.3.1, a single detached dwelling shall only be permitted in the principle building existing on the date of the passing of this By-law.”
3. That no building or structure shall be erected, altered, extended, or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the provisions of the Settlement Residential (S1, 847) Zone, subject to the special requirements referred to in Section Nos 2 and 3 of this By-law.
4. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law in accordance with the *Planning Act*.

Appendix "C" to Report PED23107
Page 2 of 3

PASSED this _____ , _____

A. Horwath
Mayor

A. Holland
City Clerk

ZAC-23-002

Appendix "C" to Report PED23107
Page 3 of 3



<p>This is Schedule "A" to By-law No. 23-</p> <p>Passed the day of, 2023</p>	<p>-----</p> <p style="text-align: center;">Mayor</p> <p>-----</p> <p style="text-align: center;">Clerk</p>
--	---

<p>Schedule "A"</p> <p>Map forming Part of By-law No. 23-_____</p> <p>to Amend By-law No. 05-200 Map 143</p>	<p>Subject Property</p> <p>127 Freelton Road</p> <p> Change in Zoning From "Settlement Commercial (S2) Zone" to "Settlement Residential (S1, 847) Zone"</p>
---	--

<p>Scale: N.T.S</p>	<p>File Name/Number: ZAR-23-002</p>	
<p>Date: April 13, 2023</p>	<p>Planner/Technician: DM/AL</p>	
<p>PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT</p>		

Site Specific Modifications to the Settlement Residential (S1, 847) Zone

Regulation	Required	Modification	Analysis
Permitted Uses: Section 12.3.1	N/A	Limiting Single Detached Dwelling use to existing structure only	<p>Requested by staff.</p> <p>The subject property is inventoried in the City's Built Heritage Inventory and contains a building built in the 1868 that was formerly a detached dwelling.</p> <p>The intent of this regulation is to ensure the cultural heritage value and interests are preserved by retaining the building's exterior as well as to recognize the existing structures non-conformities with the Settlement Residential (S1) Zone regulations.</p> <p>Therefore, staff support this modification.</p>



WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

May 2, 2023

PED23107– (ZAR-23-002)

Application for Rural Hamilton Official Plan Amendment and Zoning By-law Amendment for Lands Located at 127 Freelton Road, Flamborough.

Presented by: Charlie Toman

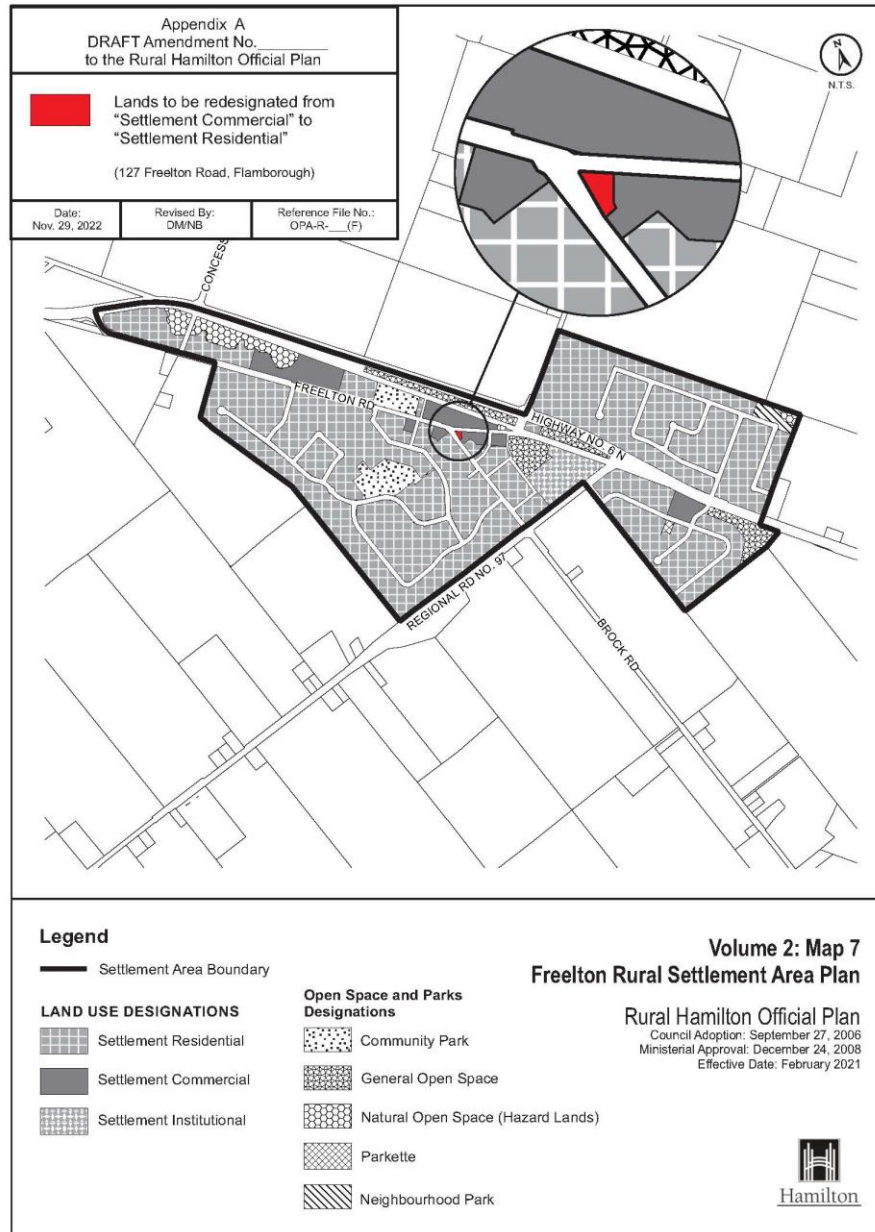


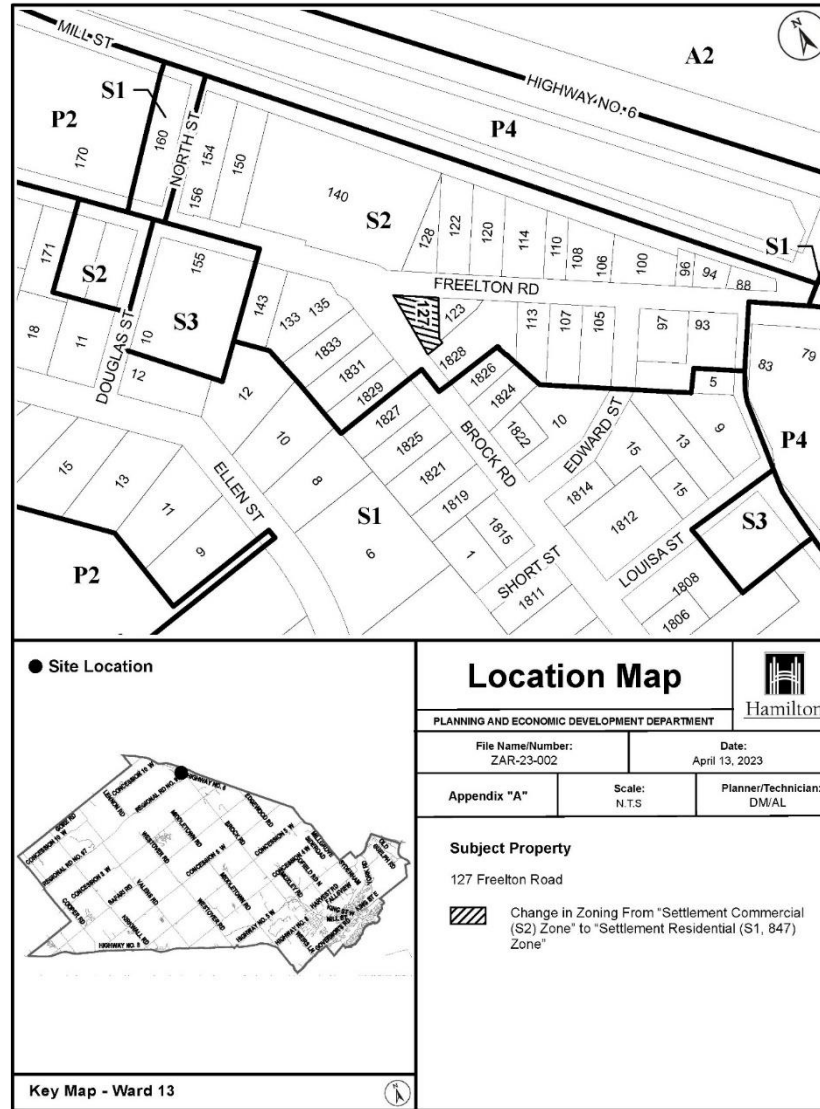
SUBJECT PROPERTY



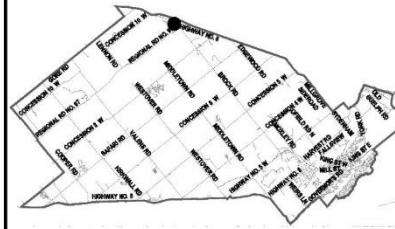
127 Freelon Road, Flamborough







● Site Location



Key Map - Ward 13

Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
ZAR-23-002

Date:
April 13, 2023

Appendix "A"

Scale:
N.T.S.

Planner/Technician:
DM/AL

Subject Property

127 Freelon Road

 Change in Zoning From "Settlement Commercial (S2) Zone" to "Settlement Residential (S1, 847) Zone"



Subject lands looking south from the intersection of Freelon Road and Brock Road



East facade of the subject property looking north on Freelon Road



Salvage Yard located to the east of the subject lands



Looking south from the intersection of Freelton Road and Brock Road in front of the subject lands



Looking south-east from the intersection of Freilton Road and Brock Road



Looking North on Freulton Road towards the intersection of Freulton Road and Brock Road



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE

CITY OF HAMILTON

MOTION

Planning Committee Date: May 2, 2023

MOVED BY COUNCILLOR M. FRANCIS.....

SECONDED BY COUNCILLOR

City Ambassador on the Waterfront Trail

WHEREAS, the use of the Waterfront Trail has become popular with out of town cyclists many of whom are travelling at unsafe speeds, creating daily safety concerns for other trail users; and,

WHEREAS, the use of e-bikes, e-scooters and other electric powered devices are increasingly used on the waterfront trail, contrary to the City’s by-law, and,

WHEREAS, Licensing and By-law Services has previously hired summer students to act as Waterfront Trail Ambassadors as part of a pilot program to educate the public of City By-laws; and,

WHEREAS, the Waterfront Trail Ambassador program was considered a success and well received by visitors, trail users and Beach Neighbourhood residents,

THEREFORE BE IT RESOLVED:

That Licensing and By-law Services be directed to hire two summer students to act as City Ambassadors on the Waterfront Trail for the months of May through August 2023 at a cost of approximately \$32,392.86 to be funded by the Hamilton Beach Reserve Account 108037.