

**Authority:** Item 7.8  
CM: April 23, 2014

**Bill No. 096**

**CITY OF HAMILTON**

**BY-LAW NO. 14-096**

**To Adopt:**

**Official Plan Amendment No. 7 to the  
Rural Hamilton Official Plan**

Respecting:

**58 12<sup>th</sup> Concession Road East  
(former Town of Flamborough)**

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

1. Amendment No. 7 to the Rural Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this By-law, is hereby adopted.

**PASSED** this 23<sup>rd</sup> day of April, 2014.

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R. Bratina  
Mayor

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R. Caterini  
City Clerk

## Rural Hamilton Official Plan Amendment No. 7

The following text, together with:

Appendix "A" – Rural Land Use Designations – Volume 3: Schedule D,  
Appendix "B" – Site Specific Key Map – Volume 3: Appendix A,

attached hereto, constitutes Official Plan Amendment No. 7 to the Rural Hamilton Official Plan.

### **1.0 Purpose and Effect:**

The purpose and effect of this Amendment is to create a new site specific policy to enable the relocation of a seasonal trailer park consisting of 100 units and ancillary uses to allow for the redistribution of units for an existing mobile home park.

### **2.0 Location:**

The lands affected by this Amendment referred to as the "South Lands" are located at 58 12<sup>th</sup> Concession Road East, fronting partially on the south side of 12<sup>th</sup> Concession Road East, in the former Town of Flamborough. The lands on the north side of the 12<sup>th</sup> Concession, the "North Lands", located at 57 12<sup>th</sup> Concession Road East, are part of the same 80 ha parcel and contain an existing trailer park called "Fernbrook Resort", which is occupied by 150 mobile homes and 100 seasonal trailer sites. The use has existed on the property since 1969.

### **3.0 Basis:**

The proposed change in designation can be supported for the following reasons:

1. The proposal would conform to the criteria provided in Policy D.4.1.1 of the Rural Hamilton Official Plan with respect to the following:
  - it would not adversely impact surrounding agricultural uses or existing farm operations (Policy 4.1.1.b);
  - it would not have a negative impact on existing wells within the nearby Rural Settlement Area of Freelon (Policy 4.1.1.c); and,
  - it would be compatible with surrounding land uses (i.e. conservation lands, agriculture and adjacent open space uses) and the rural landscape (Policy 4.1.1.d).
2. The proposal would not impact Key Natural Heritage Features, and would maintain a 30 m Vegetation Protection Zone.

3. The proposal would contribute to reduced flood-risk on the North Lands by removing the seasonal trailer sites. The changes would allow for improved ingress and egress during the 100 Year and Regional Storm events.
4. The proposal would allow for required upgrades to the private servicing system serving the Fernbrook Resort, as well as facilitating infrastructure improvements to the mobile home park. This will contribute to the improved safety of residents and the future sustainability of the resort as a residential community and seasonal campground.

#### **4.0 Changes:**

#### **4.1 Volume 3 – Special Policy and Site Specific Areas**

##### **4.1.1 Chapter B – Rural Site Specific Areas**

#### **Text Changes**

- a. That Volume 3 – Special Policy and Site Specific Areas be amended by adding a new site specific policy as follows:

#### **R-7 Lands known municipally as 58 12<sup>th</sup> Concession Road East, former Town of Flamborough**

- 1.0 Notwithstanding Section D.4.0, Rural Designation of this Plan, for the lands designated Rural, known municipally as 58 12<sup>th</sup> Concession Road East and identified as Site Specific Policy R-7, consisting of approximately 60 ha, may be used for 100 seasonal trailer sites and ancillary uses, which may include a single detached dwelling for a park manager or superintendent, a pavilion or recreation centre, utility or maintenance buildings associated with a private sewage and water distribution system and sports fields. All of the trailer sites and ancillary uses shall be located on lands which do not contain key natural heritage features.

#### **Map Changes**

##### **4.1.2 Schedule and Appendix**

- a. That Volume 1: Schedule D – Rural Land Use Designations, be amended by redesignating the subject lands from "Rural" to "Open Space", as shown on Appendix "A" to this amendment.

- b. That Volume 3: Appendix A – Site Specific Key Map, be amended by identifying the subject lands as R-7, as shown on Appendix “B” to this amendment.

**5.0 Implementation:**

An implementing Zoning By-Law Amendment will give effect to this amendment.

This is Schedule “1” to By-law No. 14-096 passed on the 23<sup>rd</sup> day of April, 2014.

**The  
City of Hamilton**

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R. Bratina  
Mayor

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R. Caterini  
City Clerk



Appendix A  
Amendment No. 7  
to the Rural Hamilton Official Plan

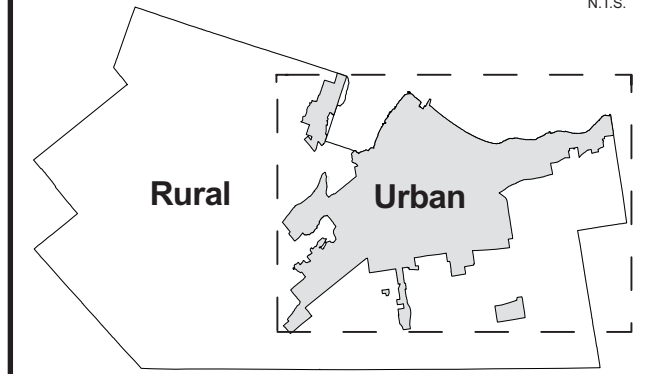
 Lands to be redesignated from "Rural" to "Open Space" (58 12th Concession Road East)

Date:  
March 27, 2014

Revised By:  
CT/NB

Reference File No.:  
OPA-R-7(F)

Key Map



Note: For Urban Land Use Designations, refer to Schedule E-1 of the Urban Hamilton Official Plan.

Legend

 Rural Settlement Areas

Rural Land Use Designations

 Agriculture

 Specialty Crop

 Rural


 Mineral Aggregate Resource Extraction Areas


 Open Space

 Utility

Other Features

 Urban Area

 John C. Munro Hamilton International Airport

 Niagara Escarpment

 Urban Boundary

 Municipal Boundary

Council Adoption: September 27, 2006  
Ministerial Approval: December 24, 2008  
Effective Date: March 7, 2012

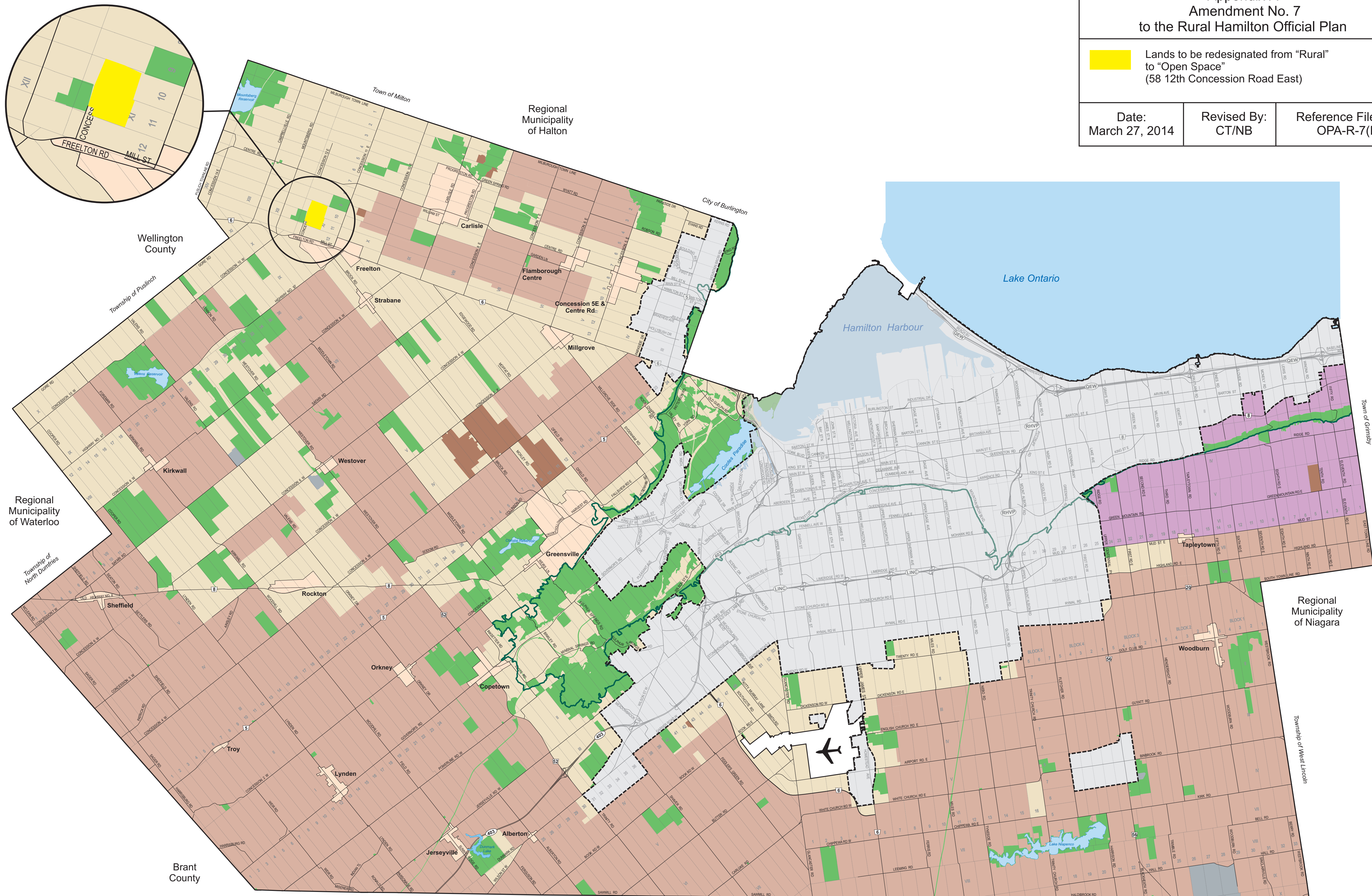
Rural Hamilton Official Plan  
Schedule D  
Rural Land Use Designations



Not To Scale  
Date: Jan. 20/12




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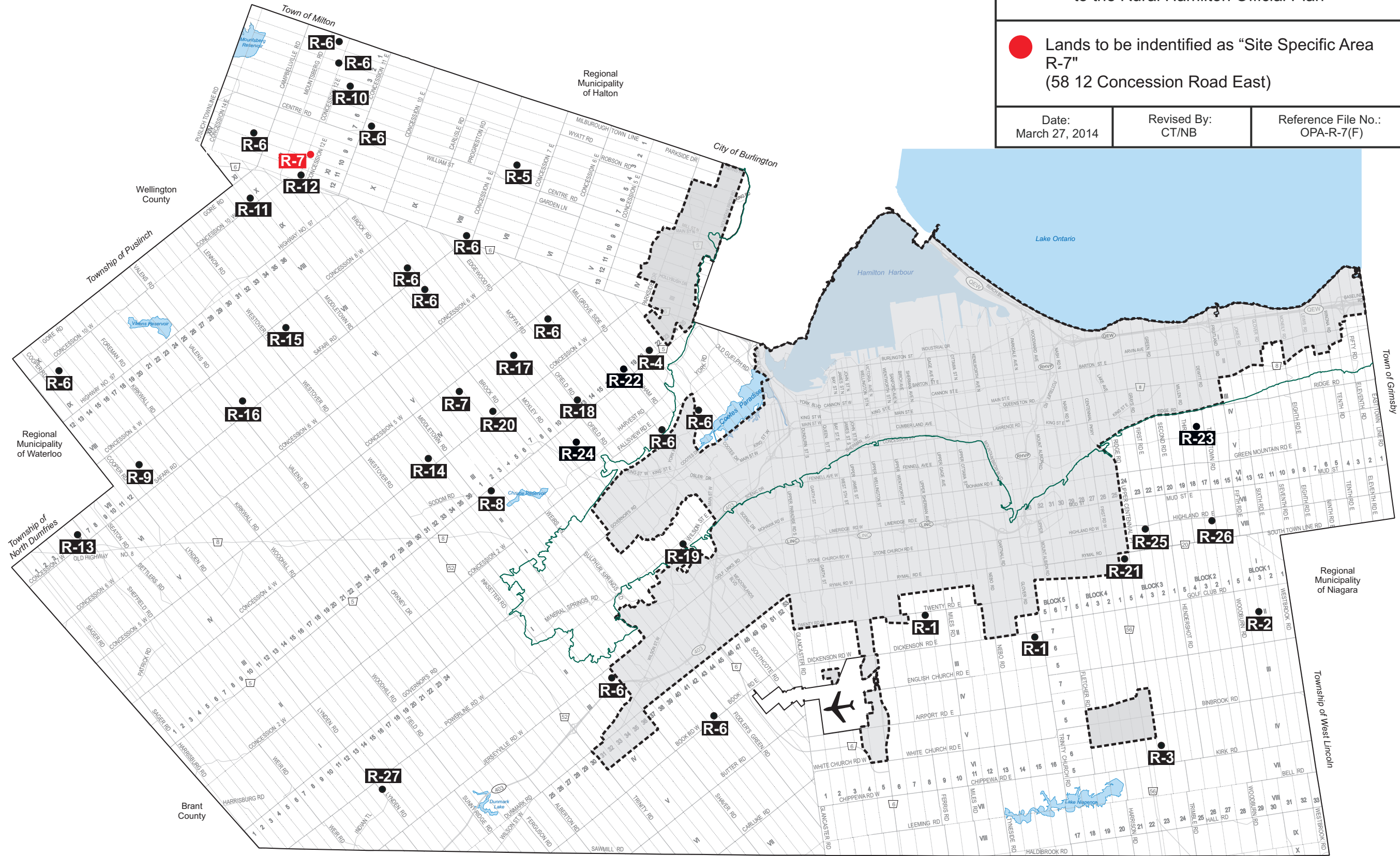
Appendix B  
Amendment 7  
to the Rural Hamilton Official Plan

 Lands to be indentified as “Site Specific Area  
R-7”  
(58 12 Concession Road East)

Date:  
March 27, 2014

Revised By:  
CT/NB






Reference File No.:  
OPA-R-7(F)



Legend

- Site Specific Areas (SSA)
- R-** Refers to Rural Site Specific Area #, Volume 3, Chapter B

Other Features

-  Urban Area
-  John C. Munro Hamilton International Airport
-  Niagara Escarpment
-  Urban Boundary
-  Municipal Boundary

Council Adoption: September 27, 2006  
Ministerial Approval: December 24, 2008  
Effective Date: March 7, 2012

**Rural Hamilton Official Plan**  
**Volume 3: Appendix A**  
**Site Specific Key Map**

Not To Scale  
Date: April 25, 2012



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