

Schedule “1”

**Draft Urban Hamilton Official Plan
Amendment No. XX**

The following text, schedules and maps:

Appendix “A”	Volume 1, Schedule C - Functional Road Classification
Appendix “B”	Volume 1, Schedule E-1 – Urban Land Use Designations
Appendix “C”	Volume 1, Appendix G – Boundaries Map
Appendix “D”	Volume 2, West Waterdown Secondary Plan - Land Use Plan – Map B.4.1-1
Appendix “E”	Volume 2, Binbrook Village Secondary Plan – Open Space Linkages – Map B.5.1-2
Appendix “F”	Volume 2, Rymal Road Secondary Plan – Land Use Plan – Map B.5.2-1
Appendix “G”	Volume 2, Mount Hope Secondary Plan – Land Use Plan – Map B.5.4-1
Appendix “H”	Volume 2, Urban Lakeshore Secondary Plan – Land Use Plan – Map B.7.3-1
Appendix “I”	Volume 2, West Mountain Area (Heritage Green) Secondary Plan – Land Use Plan – Map B.7.6-1
Appendix “J”	Volume 2, Waterdown North Secondary Plan – Community Structure Plan - Appendix E
Appendix “K”	Volume 3, Map 1 Area Specific Policies Key Map

constitutes Official Plan Amendment XX to the Urban Hamilton Official Plan

1.0 Purpose and Effect:

The purpose of this amendment is to:

- Update applicable policies and definitions consistent with those contained within the approved Official Plan Amendment No. 5 to the Rural Hamilton Official Plan;
- Add new policies and a definition and remove duplicate and/or redundant wording; and,
- Correct policy and mapping errors.

The effect of this amendment will be a current and accurate UHOP.

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2.0 Location:

The lands affected by this Amendment are located within the Urban Area of the City of Hamilton.

3.0 Basis:

The basis for permitting this Amendment is as follows:

- The proposed amendments reflect existing land uses and approvals and will more accurately guide future development;
- The proposed amendments are consistent with the Provincial Policy Statement; and,
- The proposed amendments conform to the Growth Plan for the Greater Golden Horseshoe.

4.0 Text Changes:

4.1 Volume 1 – Parent Plan

4.1.1 Chapter B – Communities

- a) That Section 3.4 Cultural Heritage, Policy B.3.4.2.12 be amended by adding the follow clause:

“f) may be required by the City and submitted prior to or at the time of any application submission pursuant to the Planning Act where the proposed development, *site alteration*, or *redevelopment* of lands (both public and private) has the potential to adversely affect *cultural heritage resources* that are included in, or adjacent to cultural heritage resources included in, the City's Inventory of Buildings of Architectural or Historical Interest through displacement or disruption.”

4.1.2 Chapter C – City Systems/Designations

- a) That Section 3.4 Utility Designation, Policy C.3.4.2 a) be amended by deleting the phrase “solid waste management outside Employment Areas” between the phrases “storm water management,” and “water and wastewater”.

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4.1.3 Chapter E – Urban Systems/Designations

- a) That Section 2.3 Urban Nodes, Policy E.2.3.3.11 be amended by adding the phrase “establish boundaries and” between the phrase “for Community Nodes to” and “provide greater”.

Neighbourhoods Designation

- b) That Section 3.2 Neighbourhoods Designation – General Policies, Policy E.3.2.3 be amended by deleting the word “shall” and replacing it with the word “may”.
- c) That Section 3.8 Local Commercial, Policy E.3.8.2 be amended by:
- i. deleting the word “shall” and replacing it with the word “may”; and,
 - ii. deleting the phrase “medical office, business office, professional” in clause B.3.8.2 a)”.
- d) That Section 3.10 Community Facilities/Services, Policy E.3.10.1 be amended by adding the phrase “long term care facilities,” between the phrase “service facilities,” and “day care centres”.

Commercial and Mixed Use Designation

- e) That Section 4.3 Pedestrian Predominant Streets, Table E.4.3.1: Pedestrian Predominant Streets (“Mill Street” row in the chart) be amended by deleting the phrase “Cedar Street (just south)” in the last column of the row and replacing it with the phrase “south of Church Street”.
- f) That Section 4.3 Pedestrian Predominant Streets, Table E.4.3.1: Pedestrian Predominant Streets (“Main Street” row in the chart) be amended by deleting the phrase “Cedar Street (just south)” in the last column of the row and replacing it with the phrase “south of Church Street”.
- g) That Section 4.3 Pedestrian Predominant Streets, Policy E.4.3.4 d) be amended by adding the phrase “Notwithstanding Policy E.4.6.9 Mixed Use – Medium Density Designation,” at the beginning of the policy sentence.

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- h) That Section 4.4 Downtown Mixed Use Designation, Policy E.4.4.4 be amended by:
- i. deleting the word “shall” and replacing it with the word “may”; and,
 - ii. deleting the word “and” and in the phrase “establishments, and restaurants” and adding the phrase “, and medical clinics” between the word “restaurants” and the semi-colon “;” in clause a).
- i) That Section 4.4 Downtown Mixed Use Designation, Policy E.4.4.6 be amended by adding the clause “Notwithstanding Policy E.4.4.4,” before “the following uses”.
- j) That Section 4.5 Mixed Use – High Density Designation, Policy E.4.5.5 be amended by:
- i. deleting the word “shall” and replacing it with the word “may”; and,
 - ii. adding the phrase “medical clinics,” between “offices,” and “personal services” in clause a).
- k) That Section 4.6 Mixed Use – Medium Density Designation, Policy E.4.6.5 be amended by:
- i. deleting the word “shall” and replacing it with the word “may”;
 - ii. adding a comma “,” between the words “offices” and “oriented” in clause a); and,
 - iii. deleting the phrase “oriented to serving residents” and replacing it with the following phrase “medical clinics” in clause a).
- l) That Section 4.7 District Commercial Designation, Policy E.4.7.2 be amended by:
- i. deleting the word “shall” and replacing it with the word “may”; and,

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- ii. adding the phrase “medical clinics and” at the beginning of clause b).
- m) That Section 4.7 District Commercial Designation, Policy E.4.7.2 b) be amended by adding the phrase “medical clinics and” at the beginning of the policy sentence.
- n) That Section 4.8 Arterial Commercial Designation, Policy E.4.8.2 be amended by:
- i. deleting the word “shall” and replacing it with the word “may”; and,
 - ii. deleting the word “including” between the words “restaurant” and “garden centre” and adding a comma “,” at the end of the word “restaurant” in clause a).

Employment Area Designation

- o) That Section 5.3 Employment Area – Industrial Lands Designation, Policy E.5.3.2 be amended by deleting the word “shall” and replacing it with the word “may”.
- p) That Section 5.4 Employment Area – Business Park Designation, Policy E.5.4.3 be amended by deleting the word “shall” and replacing it with the word “may”.
- q) That Section 5.4 Employment Area – Business Park Designation, Policy E.5.4.5 be amended by:
- i. deleting the phrase “a maximum gross floor area of 9,999” and replacing it with “less than 10,000” in clause c); and,
 - ii. deleting the phrase “a maximum gross floor area of 9,999” and replacing it with “less than 10,000” in clause d).
- r) That Section 5.5 Employment Area – Airport Employment Growth District Designation, Policy E.5.5.1 be amended by deleting the word “shall” and replacing it with the word “may”.

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- s) That Section 5.5 Employment Area – Airport Employment Growth District Designation, Policy E.5.5.3 be amended by deleting the phrase “not exceed 9,999” and replacing it with the phrase “be less than 10,000”.
- t) That Section 5.6 Employment Area – Shipping and Navigation Designation, Policy E.5.6.1, be amended by:
 - i. deleting the word “shall” and replacing it with the word “may” between the words “uses” and “be”;
 - ii. deleting the phrase “and for” between the phrases “Port Authority,” and “so long as”
 - iii. deleting the word “and” between the words “inclusive” and “Piers”; and,
 - iv. deleting the word “plus” between the words “and” and “the”.
- u) That Section 6.2 General Policies, Policy E.6.2.1, be amended by:
 - i. adding the phrase “and Commercial and Mixed Use” between the words “Neighbourhoods” and “designation”; and,
 - ii. adding the letter “s” to the word “designation” between the words “Mixed Use” and “subject”.
- v) That Section 6.2 General Policies, Policy E.6.2.2, be amended by:
 - i. deleting the word “shall” and replacing it with the word “may”; and,
 - ii. adding the phrase “, E.6.2.4 and E.6.2.5” between policy reference “E.6.2.3” and the period “.”.
- w) That Section 6.2 General Policies, Policy E.6.2.6 be amended by deleting the word “residential” between the words “the” and “uses”.

4.1.4 Chapter F – Implementation

- a) That Section 1.4 Interpretation of the Official Plan be amended by adding two new policies as follows and renumber the subsequent policies:

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"F.1.4.8 The range of permitted uses for an individual site or area, as identified in Policies E.3.2.3, E.3.8.2, E.4.4.4, E.4.5.5, E.4.6.5., E.4.7.2, E.4.8.2, E.5.3.2, E.5.4.3, E.5.5.1, E.5.6.1 and E.6.2.2 and designated on Schedule "E-1"-Urban Land Use designations, shall be determined through Secondary Plans or Neighbourhood Plans, where one exists, the comprehensive Zoning By-law or an area/site specific Zoning By-law amendment, provided it complies with the policies of this Plan.

F.1.4.9 An Official Plan Amendment shall not be required when the use identified in Policies E.3.2.3, E.3.8.2, E.4.4.4, E.4.5.5, E.4.6.5., E.4.7.2, E.4.8.2, E.5.3.2, E.5.4.3, E.5.5.1, E.5.6.1 and E.6.2.2 has complied with the requirements of Policy F.1.4.8."

b) That Section 1.5 Zoning By-law be amended by adding a new policy as follows:

"1.5.4 The Zoning By-law uses and regulations may be more restrictive than the Official Plan policies and designations."

4.1.5 Chapter G - Glossary

a) That a new definition for "Other Information and Materials" be added, in alphabetical order, to the glossary:

"Other Information and Materials: means studies, reports, maps, plans, or other documentation in addition to the requirements of the Planning Act that may be required for submission to the City to satisfy the complete Planning Act application requirements."

4.1.6 Parent Plan Schedules and Appendices

a) That Schedule C - Functional Road Classification be amended by adding a proposed minor arterial road identifier as shown on Appendix "A" of this amendment.

b) That Schedule E-1 – Urban Land Use Designations be amended by redesignating the lands located on Parkside Drive (Flamborough) from "Neighbourhoods" to "Institutional", as shown on Appendix "B" of this amendment.

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- c) That Schedule E-1 – Urban Land Use Designations be amended by redesignating the lands located between Nos. 1967-2003 Main Street West (Hamilton) from “Open Space” to “Neighbourhoods”, as shown on Appendix “B” of this amendment.
- d) That Appendix G – Boundaries Map be amended by deleting the phrase “Central Area” in the legend and replacing it with the phrase “Central Hamilton” as shown on Appendix “C” of this amendment.

4.2 Volume 2 – Secondary Plans

4.2.1 Chapter B – Secondary Plans

- a) That Section 1.0 General Policies, Policy 1.5 be amended by deleting the last sentence of the policy and replacing it with the following sentence:

“The Secondary Plan policies and designations of Volume 2 may be more restrictive than the policies and designations contained in Volume 1.”

4.2.2 Chapter B.2.0 – Ancaster Secondary Plans

- a) That Section 2.2 Shaver Neighbourhood Secondary Plan, Policy B.2.2.2.1 be amended by deleting the word “Notwithstanding” and replacing it with the phrase “In addition to”.
- b) That Section 2.2 Shaver Neighbourhood Secondary Plan, Policy B.2.2.5.3 be amended by adding the phrase “B.2.2.1.2 a) and” between the word “Policy” and policy reference “B.2.2.1.5”.
- c) That Section 2.4 Meadowlands Mixed Use Secondary Plan, Policy B.2.4.10.1 be amended by deleting the word “Notwithstanding” and replacing it with the phrase “In addition to”.
- d) That Section 2.6 Meadowlands Neighbourhood IV Secondary Plan, Policy B.2.6.3 be amended by deleting the phrase “the following policies” between the words “Volume 1,” and the phrase “shall apply”.
- e) That Section 2.6 Meadowlands Neighbourhood IV Secondary Plan, Policy B.2.6.8.1a) be amended by deleting the last sentence in the policy which

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reads: “Any future development scenario for these lands shall incorporate this dwelling”.

4.2.3 Chapter B.4 – Flamborough Secondary Plans

- a) That Section 4.1 West Watedown Secondary Plan, Policy B.4.1.3 b)iv) be amended by deleting the phrase “Local or Regional” between the words “on” and “arterial”.
- b) That Section 4.2 Watedown North Secondary Plan, Policy B.4.2.4.5 be amended by:
 - i. adding a new clause “b)” as follows and renumbering existing clauses accordingly:

“b) Notwithstanding Policy E.3.5.7 of Volume 1, the density for all lands designated Medium Density Residential 3 shall be greater than 46 units to a maximum of 70 units per gross residential hectare. This density shall be achieved through the provision of a mix of housing types within the designation.”
 - ii. deleting the word “Low” and replacing it with the word “Medium” in both sentences in the existing clause d);
 - iii. deleting the word “Urban” and replacing it with the word “District” between the phrases “permitted with the” and “Commercial designation” in existing clause f); and,
 - iv. adding the words “of Volume 1” after the words “Permitted Uses” in existing clause f).

4.2.4 Chapter B.5.0 – Glanbrook Secondary Plans

- a) That Section 5.1 Binbrook Village Secondary Plan, Policy 5.1.5.2 a) be amended by deleting the words “and at the western entrance to Binbrook Village” located between the phrases “Medium Density designation” and “ensures that new”.
- b) That Section 5.1 Binbrook Village Secondary Plan, Policy B.5.1.7.1 be amended by:

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- i. deleting the word “and” between the phrases “Services Policies,” and “E.3.10”; and,
 - ii. deleting the word “of” between the phrases “Facilities/Services” and “Volume 1” and replacing it with the phrase “and E.6.0 – Institutional Designation of”.
- c) That Section 5.4 Mount Hope Secondary Plan, Policy B.5.4.6.1 c) be amended by deleting the phrase “Gord Oaks Park” and replacing it with “Mount Hope Park (formerly Gord Oakes Park)” and deleting the number “2.9” and replacing it with “3.1”.
- d) That Section 5.4 Mount Hope Secondary Plan, Policy B.5.4.11.2 be amended by:
- i. deleting the word “Special” from the title “Site Special Policy – Area B” and replacing it with the word “Specific”;
 - ii. deleting the number “33020” and replacing it with the number “3027”; and
 - iii. adding the phrase “and Community Park” between the phrases “designated institutional” and “on Map B.5.4-1”; and,
 - iv. adding the following phrase “Mount Hope Park (formerly” between the phrases “function of” and “Gord Oaks” and by adding “)” at the end of the word “Park” between the clauses “Gord Oaks” and “shall be”.

4.2.5 Chapter B.6.0 – Hamilton Secondary Plans

- a) That Section 6.2 Ainslie Wood Westdale Secondary Plan, Policy B.6.2.8 be added as follows and that the subsequent policies be renumbered accordingly:

“6.2.8 District Commercial Designation

Section E.4.7 District Commercial of Volume 1 shall apply to the lands designated on Map B.6.2-1 – Ainslie Woods Westdale Secondary Plan – Land Use Plan.”

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4.2.6 Chapter B.7 – Stoney Creek Secondary Plans

- a) That Section 7.1 Western Development Area Secondary Plan, Policy B.7.1.1.2 c) be amended by adding the word "triplexes," between the phrases "uses may include" and "fourplexes, fiveplexes,".
- b) That Section 7.2 Old Town Secondary Plan, Policy B.7.2.4.2 be amended by adding the following clause and renumbering the existing clause accordingly:
 - "b) Section E.4.3 – Pedestrian Predominant Streets of Volume 1 shall apply to lands identified as pedestrian predominant streets on Map B.7.2-1 Old Town – Land Use Plan."
- c) That Section 7.6 West Mountain Area (Heritage Green) Secondary Plan, Policy B.7.6.3.2 a) be amended by deleting the phrase ", Mixed Use Medium Density" and replacing it with "Local Commercial" between the words "designated" and "on".
- d) That Section 7.7 Trinity West Secondary Plan, Policy B.7.7.4.1 b)i) be amended by:
 - i. deleting the phrase "1 and 2" between the words Density" and "designations"; and,
 - ii. deleting the letter "s" from the word "designations".

4.2.7 Secondary Plan Maps and Appendices

- a) That West Waterdown Secondary Plan - Land Use Plan - Map B.4.1-1 be amended by redesignating the subject lands from "General Open Space" to "Low Density Residential 2e" as shown on Appendix "D" of this amendment.
- b) That Binbrook Village Secondary Plan – Open Space Linkages – Map B.5.1-2 be amended by adding the initial "BP" on the subject land and by adding "BP Binbrook Park" to the map legend as shown on Appendix "E" of this amendment.
- c) That Rymal Road Secondary Plan – Land Use Plan – Map B.5.2-1 be amended by removing the westerly property, known municipally as 2062 Rymal Road East, from the Site Specific Policy - Area 'A' boundary as

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- shown on Appendix “F” of this amendment.
- d) That Mount Hope Secondary Plan – Land Use Plan – Map B.5.4-1 be amended by relocating Site Specific Policy – Area ‘B’ to the subject lands, known municipally as 3027 Homestead Drive, as shown on Appendix “G” of this amendment.
 - e) That Urban Lakeshore Secondary Plan - Land Use Plan - Map B.7.3-1 be amended by redesignating the subject lands from “Neighbourhood Park” to “Low Density Residential 2b” as shown on Appendix “H” of this amendment.
 - f) That West Mountain (Heritage Green) Secondary Plan – Land Use Plan – Map B.7.6-1 be amended by redesignating the subject lands from “Community Park” to “Local Commercial”, “Low Density Residential 3c” and “General Open Space”, as shown on Appendix “I” of this amendment.
 - g) That Waterdown North Secondary Plan – Community Structure Plan - Appendix E be amended by relocating the Community Gateway and Off-Site Pedestrian Linkage symbol north so that the symbol is located at the intersection of the future east-west road and Centre Road as shown on Appendix “J” of this amendment.

4.3 Volume 3 – Area and Site Specific Policies

4.3.1 Table of Contents

- a) That the Table of Contents be amended by deleting the reference to “Map F-2 Flamborough Areas Specific Policies”.

4.3.2 Chapter B – Flamborough Area Specific Policies

- a) That Flamborough Area Specifics be amended by deleting Policy UF-2 in its entirety.

4.3.3 Area and Site Specific Policies Maps

- a) That Map 1 Area Specific Policies Key Map be amended by deleting the “UF-2” as shown on Appendix “K” of this amendment.
- b) That Map F-2 Area Specific Policies be deleted in its entirety.

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5.0 Implementation:

An implementing By-law will give effect to this Amendment.

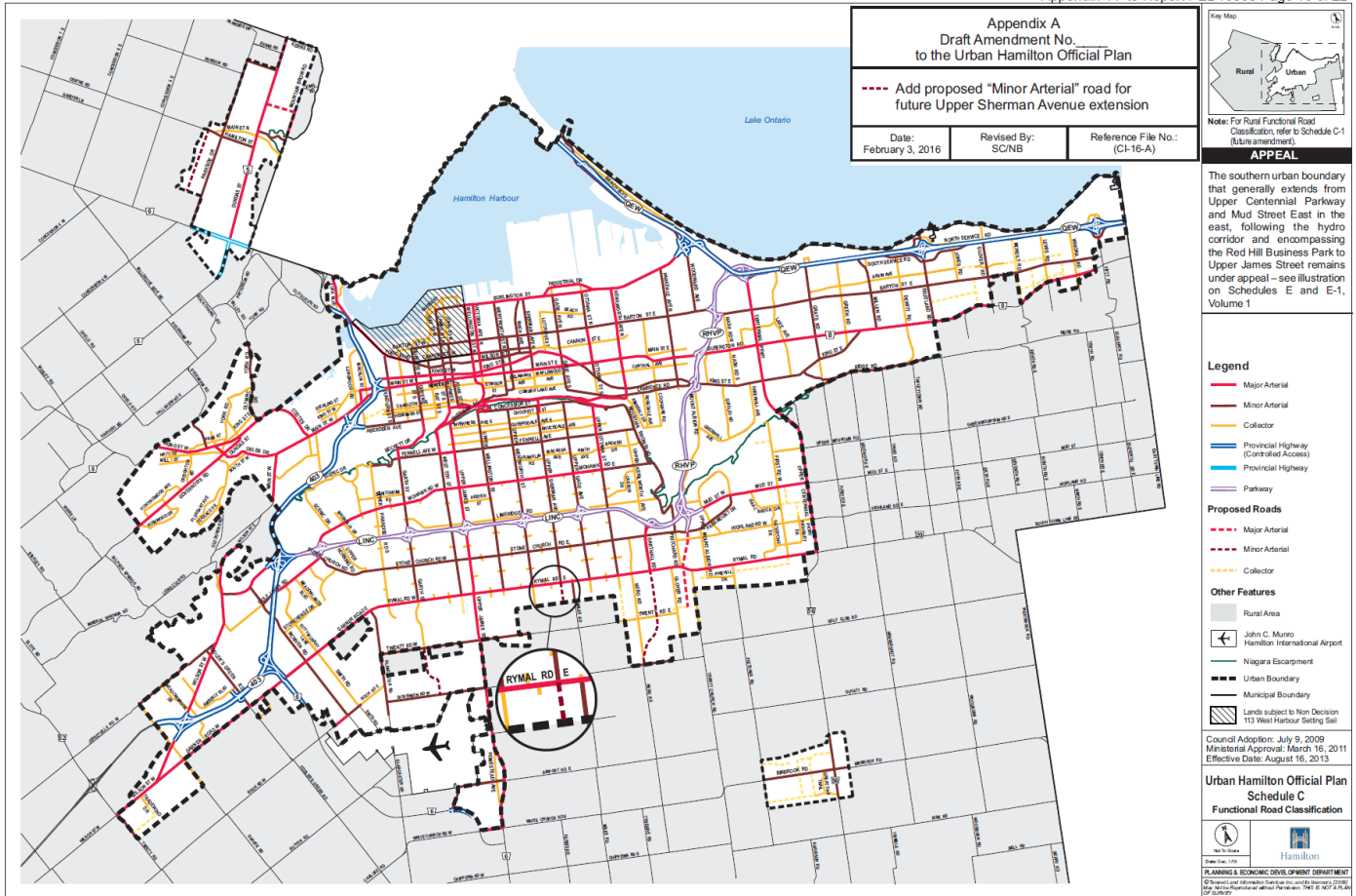
This is Schedule "1" to By-law No. XX-XXX passed on the XX day of XXX, 2016.

**The
City of Hamilton**

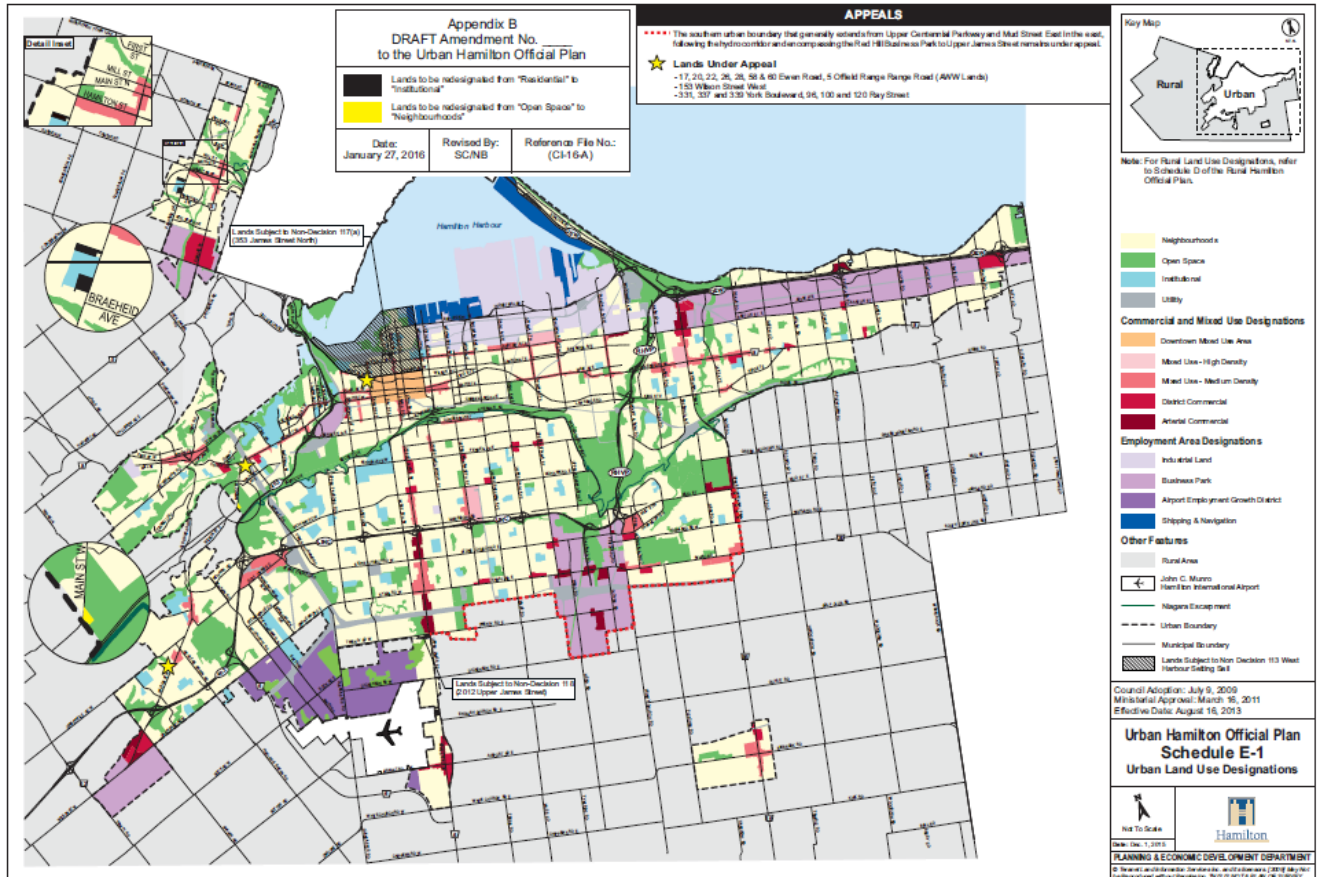
Fred Eisenberger
MAYOR

Rose Caterini
CITY CLERK

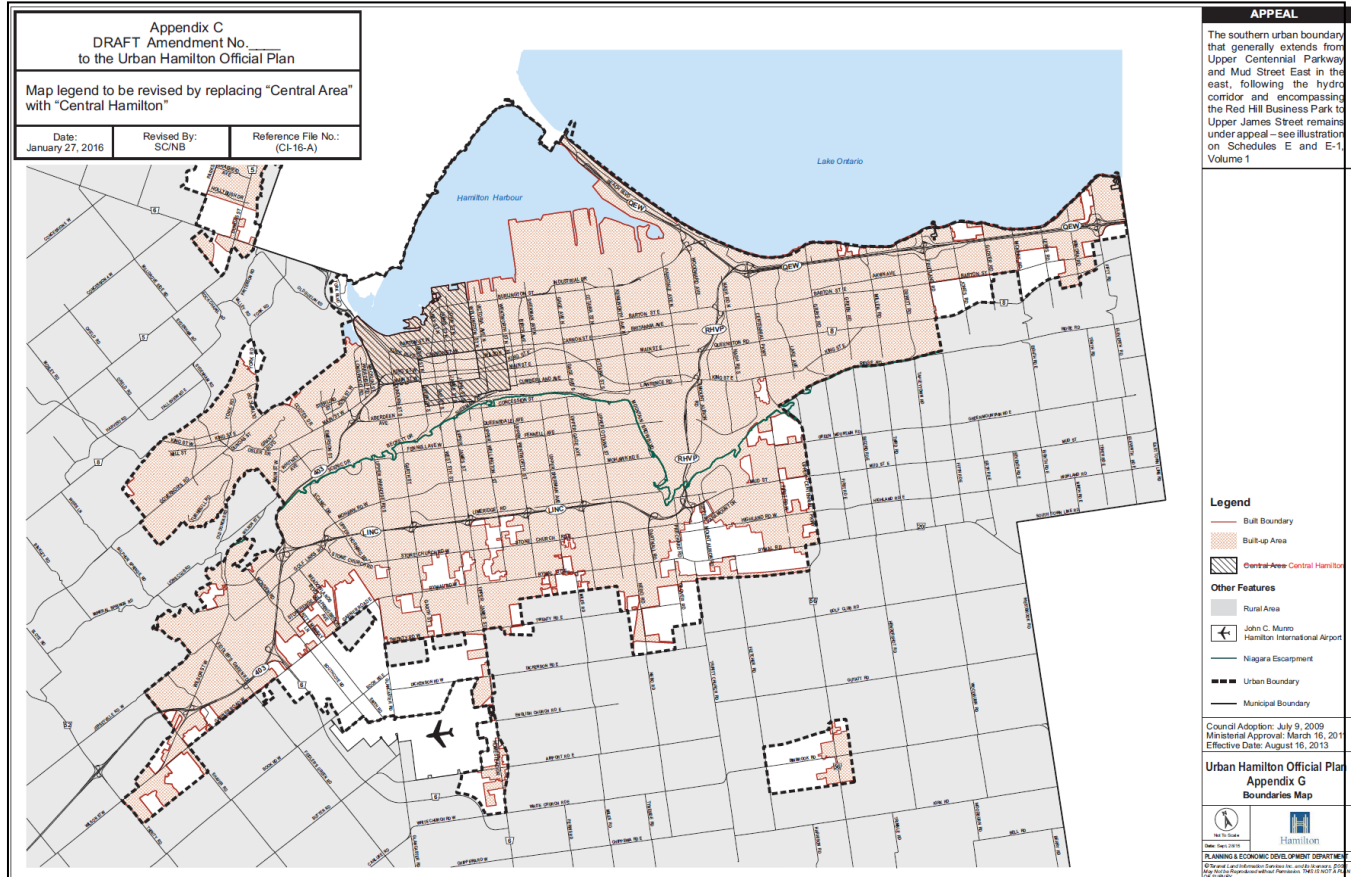
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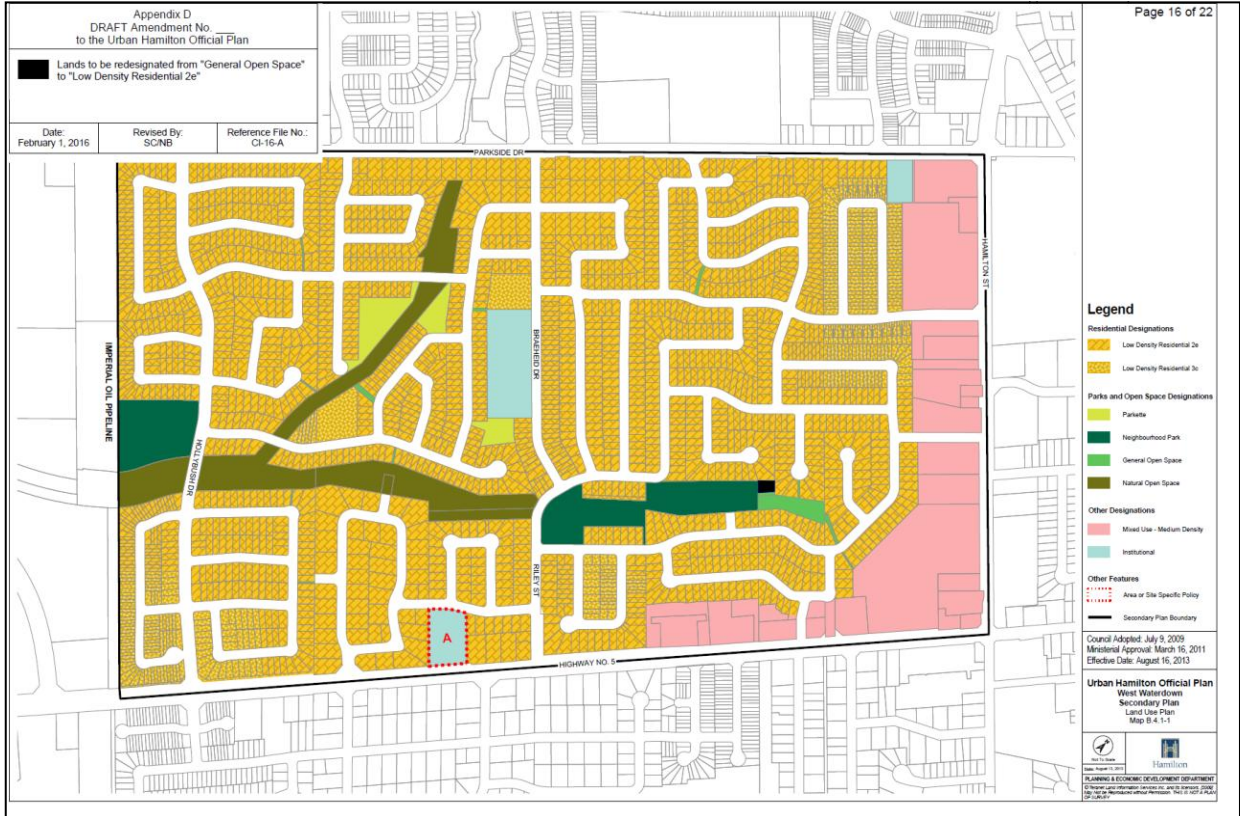
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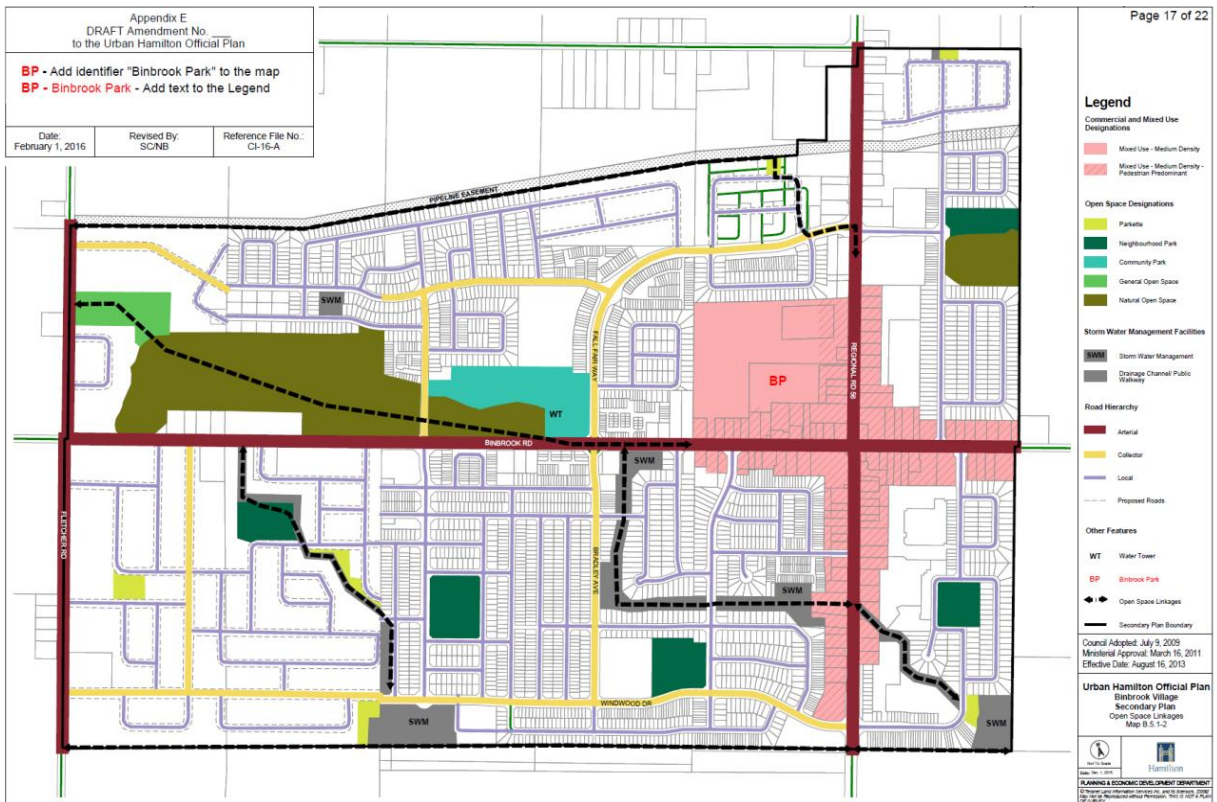
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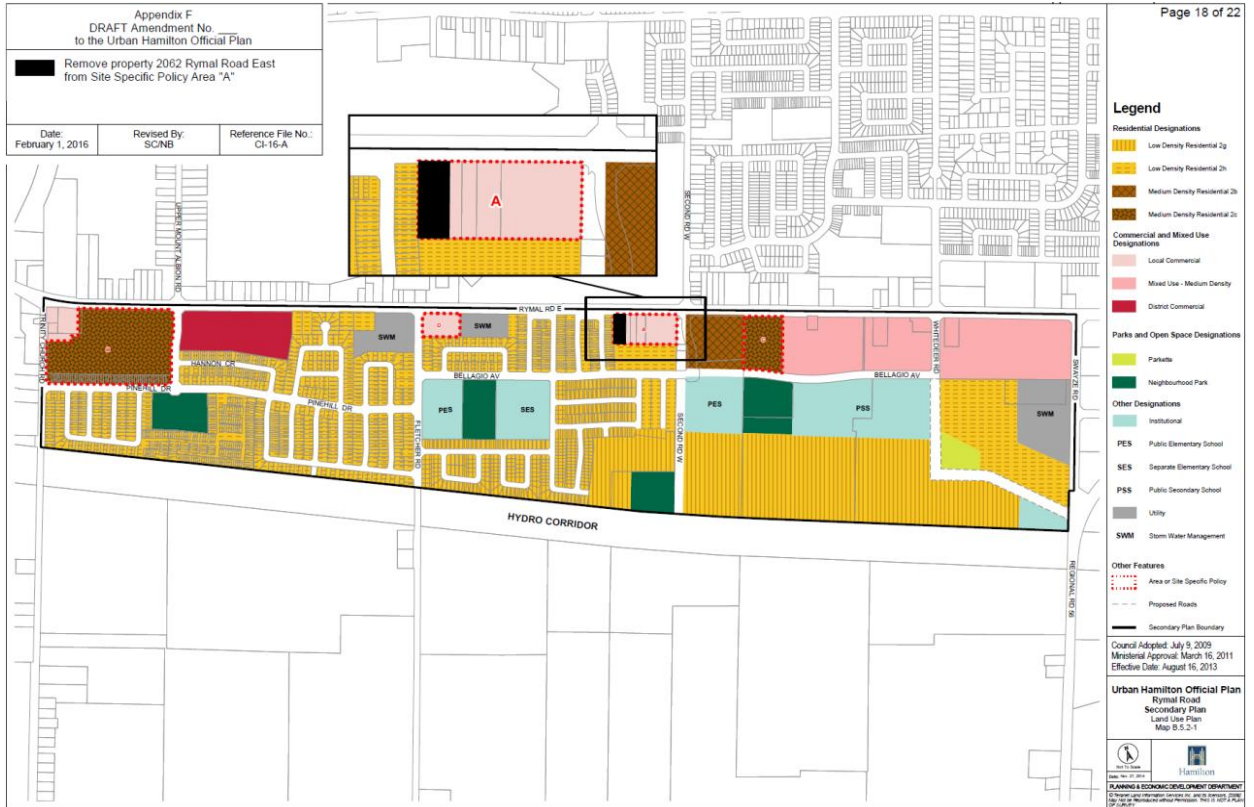
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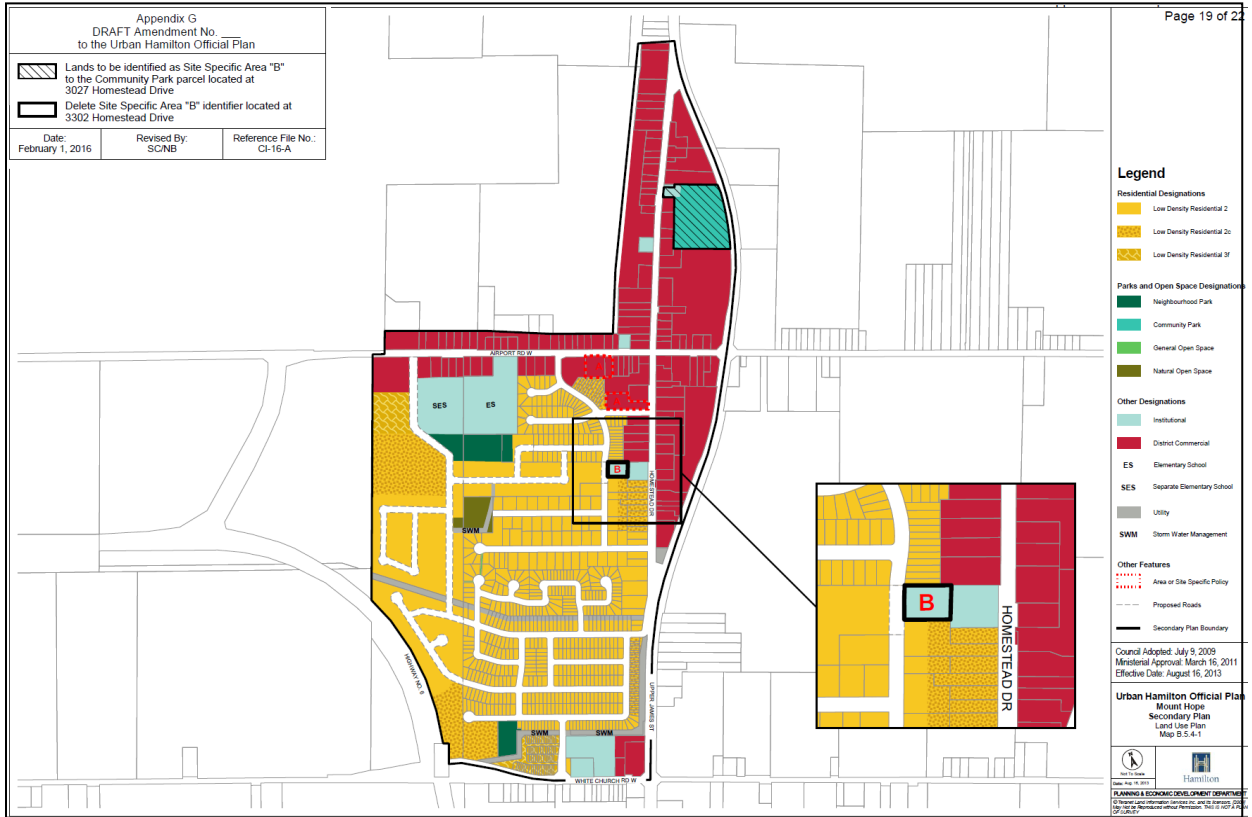
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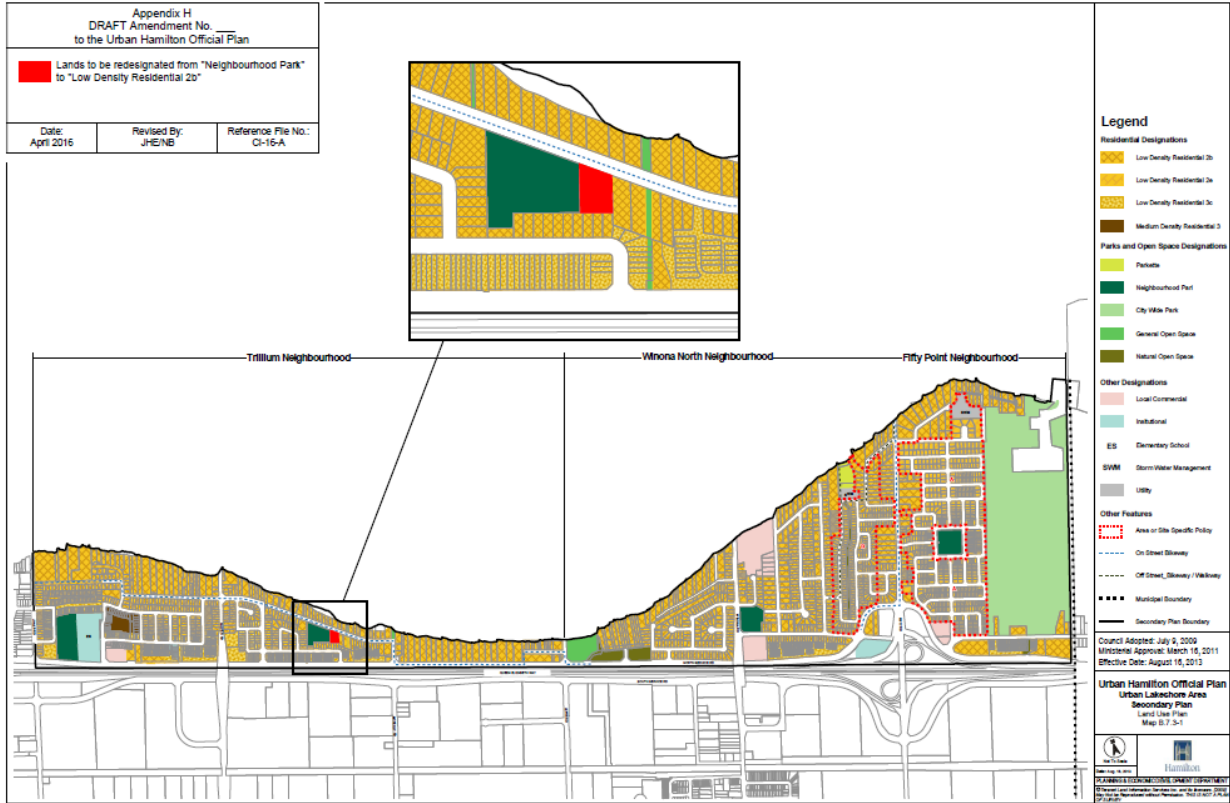
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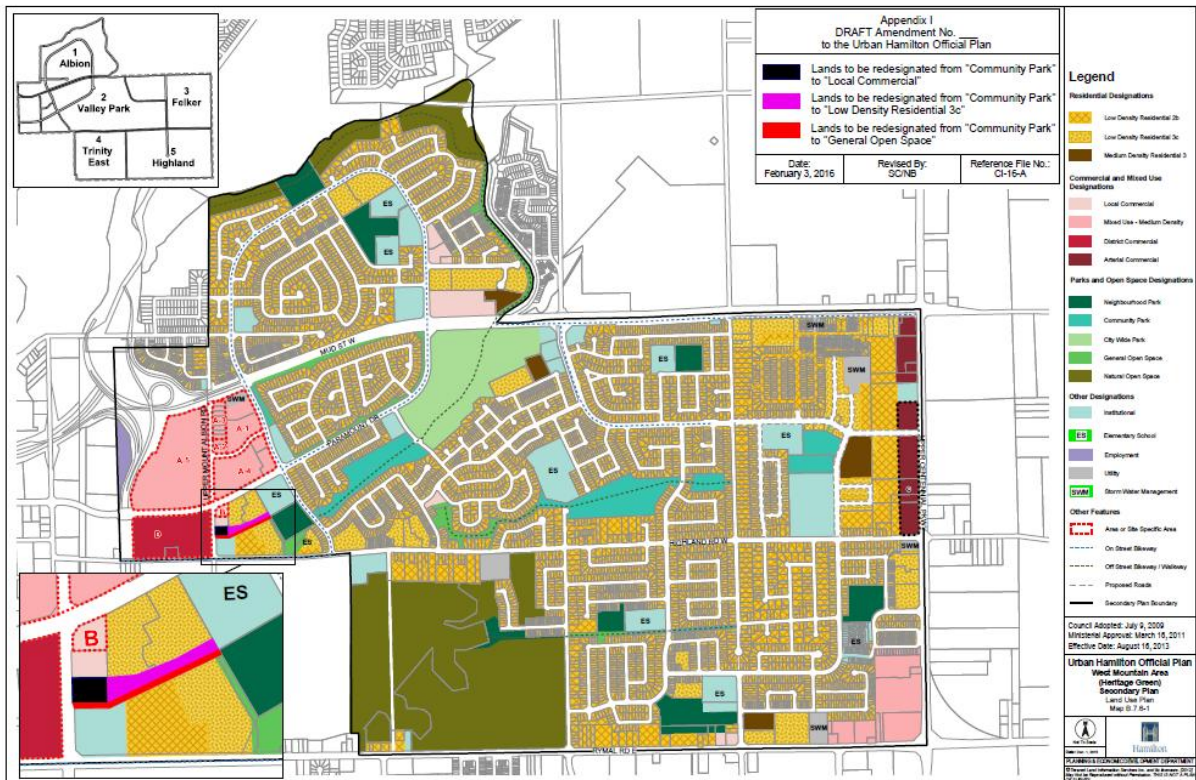
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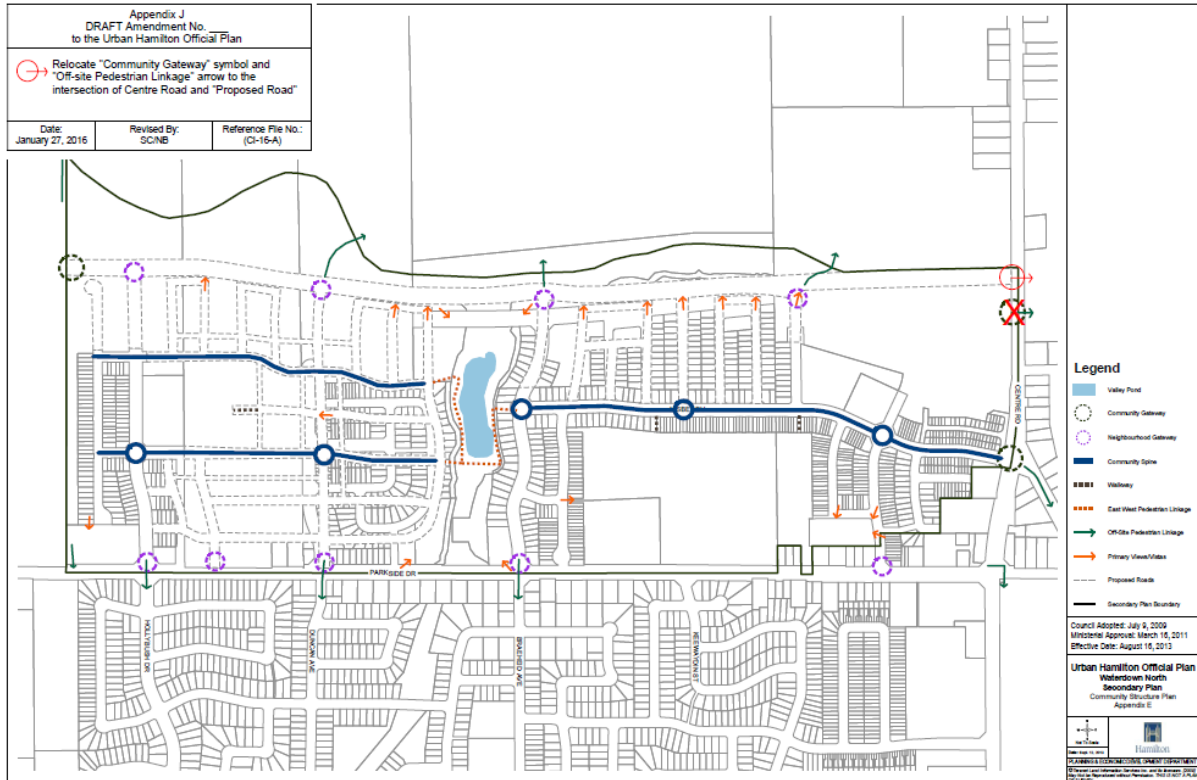
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