

DRAFT Rural Hamilton Official Plan Amendment

The following text constitutes Official Plan Amendment XX to the Rural Hamilton Official Plan.

1.0 **Purpose and Effect:**

The purpose of this Amendment is to:

- Amend the Parkland dedication policies to reflect cash-in-lieu of Parkland dedication rates for certain ground related housing and heritage buildings;
- Correct inconsistencies between the Rural Hamilton Official Plan and the Parkland Dedication by-law for schools; and,
- Implement the *Planning Act* changes introduced by Bill 73.

The effect of this amendment is to introduce different rates for small scale intensification and heritage buildings, bring the Urban Hamilton Official Plan into conformity with the *Planning Act*, and to reflect Parkland Dedication By-law 09-124.

2.0 **Location:**

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

3.0 **Basis:**

The basis for permitting this Amendment is as follows:

- The proposed parkland dedication rates will encourage redevelopment of the old stock mixed use buildings within the City of Hamilton.
- The proposed parkland dedication rates will reduce the gap between cash-in-lieu of parkland dedication amounts for different unit types and create a level playing field for developers working on infill or revitalization projects throughout the City.
- The proposed amendment is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe.

4.0 Actual Changes:

4.1 Text Changes

Volume 1 – Parent Plan

4.1.1 Chapter F – Implementation – Section 1.18 – Parkland Dedication Policies

That Volume 1 – Chapter F – Implementation – Section 1.18 be amended as follows:

- a) Policy F.1.18.1 a) ii) be amended by:
 - i. adding the policy reference “i) to the end of ‘Policy F.1.18 a)’; and,
 - ii. adding the phrase “, for specific dwelling unit types,” between the phrases “geographic areas of the City” and “and for certain types” so the policy reads as follows:

“Notwithstanding Policy F.1.18.1 a)i) Council may consider reducing the residential parkland dedication rate for dwellings within specific geographic areas of the City; *specific dwelling unit types*, and for certain types of charitable, non-profit or social/*affordable* housing, as provided for in the Parkland Dedication By-law;”

- b) Policy F.1.18.1 c) be amended by deleting the phrase “and schools,” and replacing it with the word “uses” between the phrase “residential and commercial” and “subject to any exemption”.
- c) Policy F.1.18.1 d) be deleted in its entirety and renumbering the subsequent policy accordingly.

5.0 Implementation:

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

This Official Plan Amendment is Schedule "1" to By-law No. _____ passed on the day of month, 2017.

**The
City of Hamilton**

Fred Eisenberger
MAYOR

Rose Caterini
CITY CLERK