

## Urban Hamilton Official Plan Amendment No.

The following text, together with:

|              |  |
|--------------|--|
| Appendix “A” | Volume 1, Schedule B – Natural Heritage System   |
| Appendix “B” | Volume 1, Schedule B-4 – Detailed Natural Heritage Features – Key Natural Heritage Features and Key Hydrologic Features Wetlands |
| Appendix “C” | Volume 3, Map 2 – Urban Site Specific Key Map  |

attached hereto, constitute Official Plan Amendment No. \_\_\_\_\_ to the Urban Hamilton Official Plan.

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

The purpose and effect of this Amendment is to remove natural feature identifications and establish a Site Specific Policy to permit the development of the lands for employment and limited ancillary uses.

### 2.0 **Location:**

The lands affected by this Amendment are known municipally as 620 Tradewind Drive, in the former Town of Ancaster.

### 3.0 **Basis:**

The basis for permitting this Amendment is as follows:

- The basis of the amendment for the removal of the natural heritage features is supportable as its removal has been justified through review of the submitted supporting studies and Species at Risk Assessments by both the City of Hamilton and the Grand River Conservation Authority.
- The proposed amendment will permit industrial development which is compatible with existing land uses in the immediate area and represents good planning by, among other things, providing for the development of a complete community and employment, while enhancing and establishing streetscapes for the industrial park and making efficient use of a vacant parcel of land with existing infrastructure.

- The proposed amendment is consistent with the Provincial Policy Statement, 2005 and 2014, and conforms to the Growth Plan for the Greater Golden Horseshoe, 2017 as it protects and preserves employment areas for current and future uses while ensuring that the necessary infrastructure is provided to support current and projected needs.

#### **4.0 Actual Changes:**

#### **4.1 Volume 1 – Parent Plan**

##### ***Schedules and Appendices***

##### **4.1.1 Schedules**

- a. That Volume 1, Schedule B – Natural Heritage System be amended by deleting the “Core Areas” and “Linkages” identifications on the subject lands, as shown on Appendix “A” attached to this Amendment.
- b. That Volume 1, Schedule B-4 – Detailed Natural Heritage Features – Key Natural Heritage Feature and Key Hydrologic Feature Wetlands, be amended by deleting the “Key Natural Heritage and Key Hydrologic Feature Wetlands” identification on the subject lands, as shown on Appendix “B” attached to this Amendment.

#### **4.2 Volume 3 – Special Policy Areas, Area Specific and Site Specific Policies**

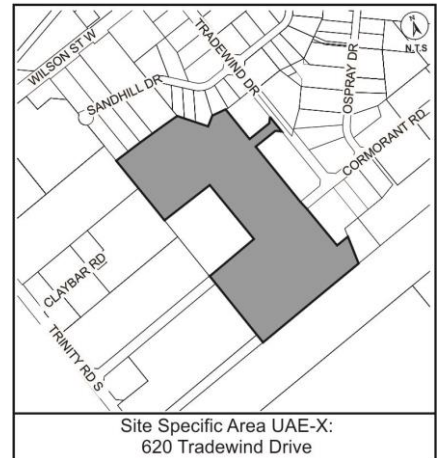
##### ***Text Changes***

##### **Volume 3 – Chapter C – Urban Site Specific Policies**

- 4.2.1 Urban Hamilton Official Plan Volume 3 – Chapter C – Urban Site Specific Policies – Ancaster be amended by adding a new Site Specific Policy, as follows:

**“UAE-X 620 Tradewind Drive, former Town of Ancaster**

**1.0** Notwithstanding Section E.5.4 – Employment Area – Business Park Designation, Policy E.5.4.4 of Volume 1, lands designated “Employment Area – Business Park”, located at 620 Tradewind Drive and identified as Site Specific Policy Area UAE-X, may also be used for limited *ancillary commercial and supporting uses*, in accordance with Policy E.5.4.3 c) and the Zoning By-law.”



***Schedule and Map Changes***

Volume 3 – Chapter C – Urban Site Specific Key Map

4.2.2 Urban Hamilton Official Plan Volume 3 – Chapter C – Urban Site Specific Policies Key Map be amended by adding “UAE-X” to a portion of the subject lands, as shown on Appendix “C”, attached to this Amendment.

**5.0 Implementation:**

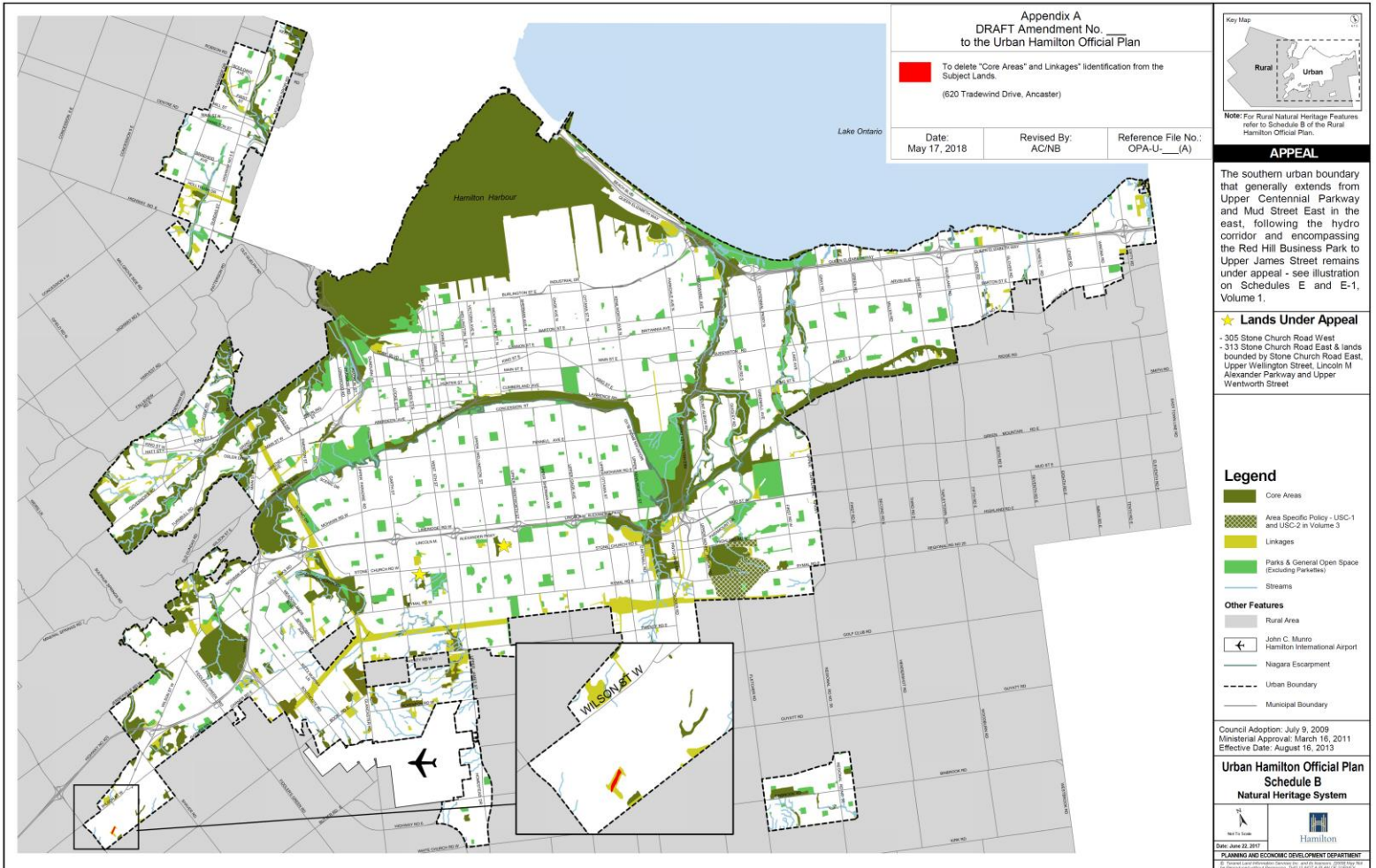
An implementing Zoning By-Law Amendment and Draft Plan of Subdivision will give effect to the intended uses on the subject lands.

This is Schedule “1” to By-law No. \_\_\_\_\_ passed on the day of \_\_\_\_\_, 2018.

**The  
City of Hamilton**

\_\_\_\_\_  
F. Eisenberger  
MAYOR

\_\_\_\_\_  
J. Pilon  
ACTING CITY CLERK



Key Map

Note: For Rural Natural Heritage Features refer to Schedule B of the Rural Hamilton Official Plan.

**APPEAL**

The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park to Upper James Street remains under appeal - see illustration on Schedules E and E-1, Volume 1.

**★ Lands Under Appeal**

- 305 Stone Church Road West  
- 313 Stone Church Road East & lands bounded by Stone Church Road East, Upper Wellington Street, Lincoln M Alexander Parkway and Upper Wentworth Street

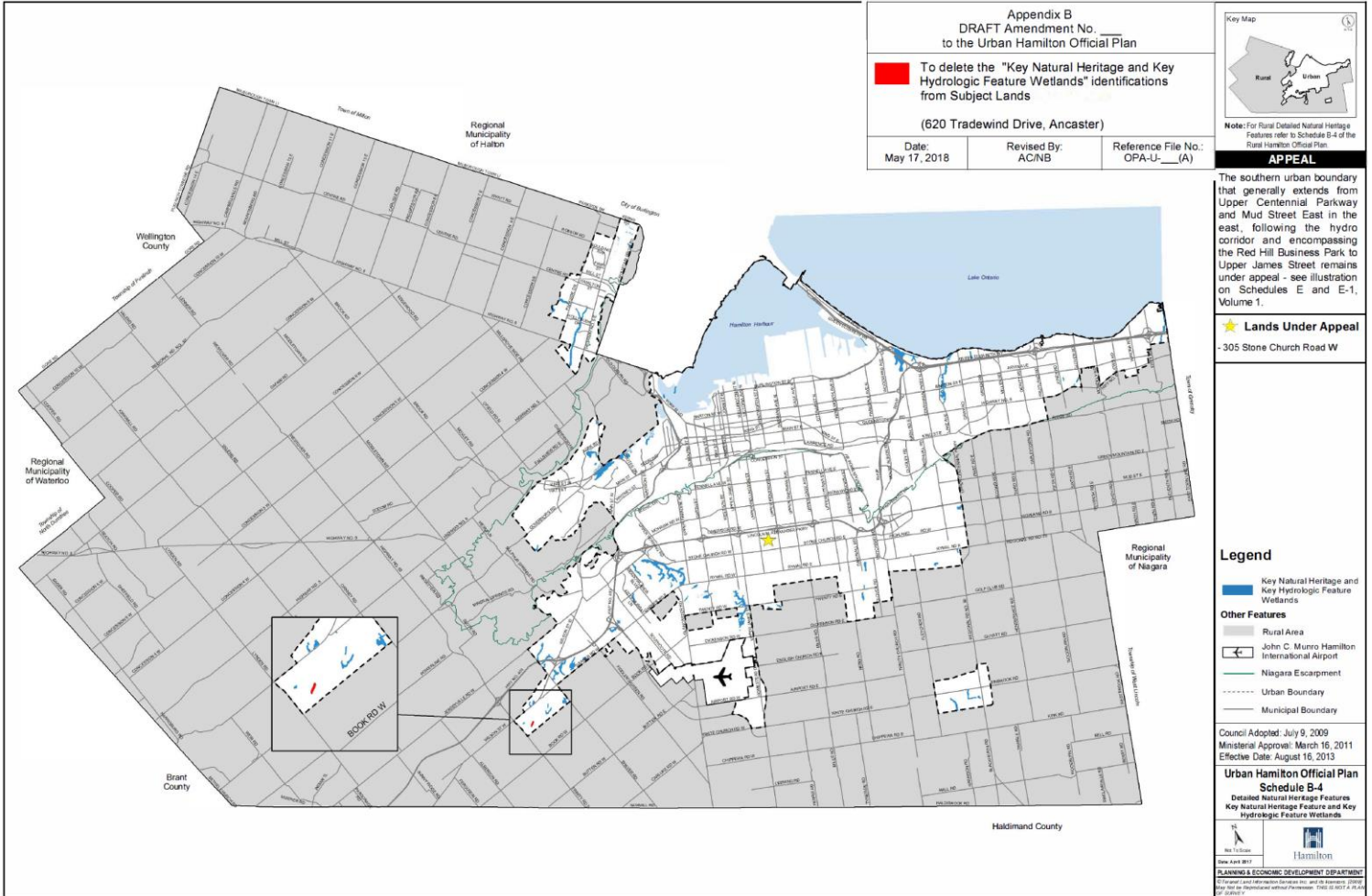
**Legend**

- Core Areas
  - Area Specific Policy - USC-1 and USC-2 in Volume 3
  - Linkages
  - Parks & General Open Space (Excluding Parkettes)
  - Streams
- Other Features**
- Rural Area
  - John C. Munro Hamilton International Airport
  - Niagara Escarpment
  - Urban Boundary
  - Municipal Boundary

Council Adoption: July 9, 2009  
Ministerial Approval: March 16, 2011  
Effective Date: August 15, 2013

**Urban Hamilton Official Plan**  
**Schedule B**  
**Natural Heritage System**

Date: June 22, 2017  
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT



Appendix B  
DRAFT Amendment No. \_\_\_  
to the Urban Hamilton Official Plan

■ To delete the "Key Natural Heritage and Key Hydrologic Feature Wetlands" identifications from Subject Lands

(620 Tradewind Drive, Ancaster)

|                       |                      |                                     |
|-----------------------|----------------------|-------------------------------------|
| Date:<br>May 17, 2018 | Revised By:<br>AC/NB | Reference File No.:<br>OPA-U-___(A) |
|-----------------------|----------------------|-------------------------------------|

Key Map

Note: For Rural Detailed Natural Heritage Features refer to Schedule B-4 of the Rural Hamilton Official Plan

**APPEAL**

The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park to Upper James Street remains under appeal - see illustration on Schedules E and E-1, Volume 1.

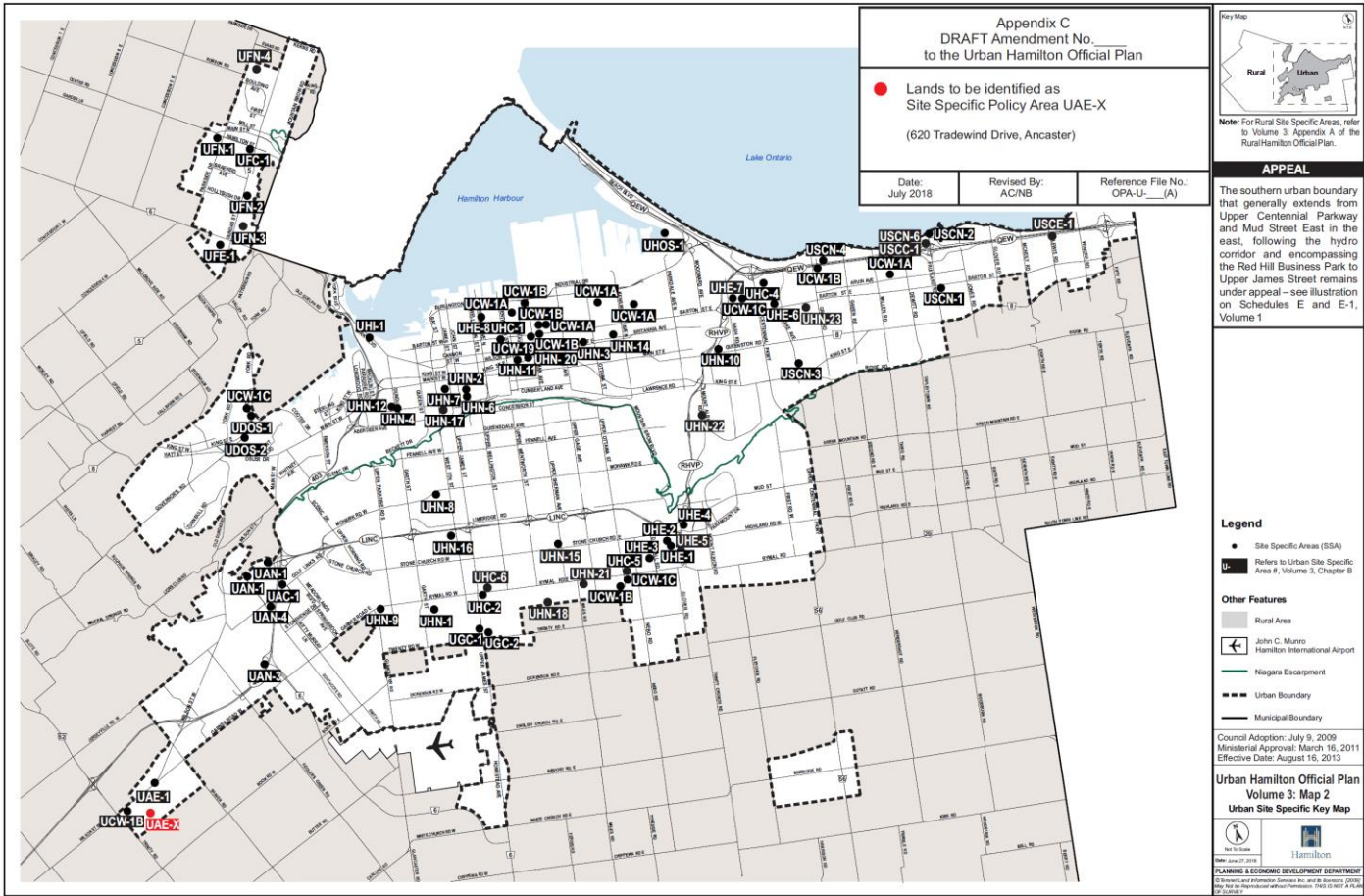
**Lands Under Appeal**  
-305 Stone Church Road W

- Legend**
- Key Natural Heritage and Key Hydrologic Feature Wetlands
  - Rural Area
  - John C. Munro Hamilton International Airport
  - Niagara Escarpment
  - Urban Boundary
  - Municipal Boundary

Council Adopted: July 9, 2009  
Ministerial Approval: March 16, 2011  
Effective Date: August 16, 2013

**Urban Hamilton Official Plan**  
Schedule B-4  
Detailed Natural Heritage Features  
Key Natural Heritage Feature and Key Hydrologic Feature Wetlands

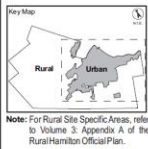
PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT  
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Appendix C  
 DRAFT Amendment No. \_\_\_\_\_  
 to the Urban Hamilton Official Plan

● Lands to be identified as  
 Site Specific Policy Area UAE-X  
 (620 Tradewind Drive, Ancaster)

|                    |                      |                                       |
|--------------------|----------------------|---------------------------------------|
| Date:<br>July 2018 | Revised By:<br>AC/NB | Reference File No.:<br>OPA-U-_____(A) |
|--------------------|----------------------|---------------------------------------|



**APPEAL**

The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park to Upper James Street remains under appeal – see illustration on Schedules E and E-1, Volume 1

- Legend**
- Site Specific Areas (SSA)
  - Refers to Urban Site Specific Area #, Volume 3, Chapter B
- Other Features**
- Rural Area
  - ✈ John C. Munro Hamilton International Airport
  - Niagara Escarpment
  - - - Urban Boundary
  - Municipal Boundary

Council Adoption: July 9, 2009  
 Ministerial Approval: March 16, 2011  
 Effective Date: August 16, 2013

Urban Hamilton Official Plan  
 Volume 3: Map 2  
 Urban Site Specific Key Map

Hamilton  
 PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT