

**Authority:** Item 19, Planning Committee  
Report: 18-013 (PED18198)  
CM: September 26, 2018  
Ward: 11

**Bill No. 305**

**CITY OF HAMILTON**

**BY-LAW NO. 18-**

**To Adopt:**

**Official Plan Amendment No. 118 to the  
Urban Hamilton Official Plan**

Respecting:

**41, 43, 45, 46, 47, 49, 50, 51, 53, 54, 55, 57, 58, 59, 61, 62, 63, 65, 66, 67, 69, 70  
Escarpment Drive, and 1215, 1217, 1219, 1221, 1227, 1229, 1231, 1235, and, 1239  
Barton Street  
(Stoney Creek)**

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

1. Amendment No. 118 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

**PASSED** this 26<sup>th</sup> day of September, 2018

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F. Eisenberger  
Mayor

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J. Pilon  
Acting City Clerk

**Urban Hamilton Official Plan  
Amendment No. 118**

The following text, together with:

Appendix “A”	Volume 2, Map B.7.4.1 – Fruitland-Winona Secondary Plan – Land Use Plan
Appendix “B”	Volume 2, Map B.7.4.4 – Fruitland-Winona Secondary Plan – Block Servicing Strategy Area Delineation

attached hereto, constitutes Official Plan Amendment No. 118 to the Urban Hamilton Official Plan.

**1.0 Purpose and Effect:**

The purpose and effect of this Amendment is to add an Area Specific Policy to permit a net residential density of 0 to 40 units per hectare for a portion of the subject lands, and to remove a portion of the subject lands from Block 3 of the Block Servicing Area Delineation, in order to allow for the orderly and efficient development of the lands.

**2.0 Location:**

The lands affected by this Amendment are known municipally as 41, 43, 45, 46, 47, 49, 50, 51, 53, 54, 55, 57, 58, 59, 61, 62, 63, 65, 66, 67, 69, 70 Escarpment Drive, and 1215, 1217, 1219, 1221, 1227, 1229, 1231, 1235, 239 Barton Street, in the former City of Stoney Creek.

**3.0 Basis:**

The basis for permitting this Amendment is:

- Due to the size of the existing lots and existing development to the north, land consolidation is not possible to facilitate residential development that can meet the minimum density required for the existing designation. This amendment will lower the minimum density requirement and therefore enable orderly and efficient development to take place in accordance with the Fruitland-Winona Secondary Plan policies.

- The proposed Amendment is consistent with the Provincial Policy Statement, 2014 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2017.

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

#### **4.1 Volume 2 – Secondary Plans**

##### ***Text***

##### **4.1.1 Chapter B.7.0 – Stoney Creek Secondary Plans – Section B.7.4 – Fruitland-Winona Secondary Plan**

- a. That Volume 2, Chapter B.7.0 – Stoney Creek Secondary Plans, Section B.7.4 – Fruitland-Winona Secondary Plan be amended by adding a new Area Specific Policy to a portion of the subject lands, as follows:

##### **“Area Specific Policy – Area M**

B.7.4.18.13 For the lands located at 1215, 1217, 1219, 1221, 1227, 1229, 1231, 1235, and 1239 Barton Street and designated Low Density Residential 2, as shown as Area Specific Policy – Area M on Map B.7.4-1 – Fruitland-Winona Secondary Plan – Land Use Plan, the following policies shall apply:

- a) Notwithstanding Policy B.7.4.4 a), the net residential density shall be 0 to 40 units per hectare.”

##### ***Maps***

##### **4.1.2 Map B.7.4-1 – Fruitland Winona Secondary Plan – Land Use Plan**

- a. That Volume 2, Map B.7.4-1 – Fruitland-Winona Secondary Plan – Land Use Plan, be amended by adding Area Specific Policy Area “M” to a portion of the subject lands, as shown on Appendix “A”, attached to this Amendment.

4.1.3 Map B.7.4-4 – Fruitland Winona Secondary Plan – Block Servicing Strategy Delineation

- a. That Volume 2, Map B.7.4-4 – Fruitland-Winona Secondary Plan – Block Servicing Strategy Area Delineation be amended by removing a portion of the subject lands from Block 3, as shown on Appendix “B”, 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. 18-305 passed on the 26<sup>th</sup> day of September, 2018.

**The  
City of Hamilton**

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F. Eisenberger  
MAYOR

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J. Pilon  
ACTING CITY CLERK

Appendix A  
Amendment No. 118  
to the Urban Hamilton Official Plan

Lands to be identified as Area Specific Policy - Area "M"

1215, 1217, 1219, 1221, 1227, 1229, 1231, 1235 and  
1239 Barton Street, Stoney Creek

Date:  
Sept. 20, 2018

Revised By:  
MH/AL

Reference File No.:  
OPA-U-118(S)



APPEALS

Lands Under Appeal

- 238, 252 Jones Road  
- 820, 822 Barton Street East  
- 212 Fruitland Road  
- 228, 244 McNeilly Road  
- 667, 1069 Highway No. 8

Legend

Residential Designations

Low Density Residential 1

Low Density Residential 2

Low Density Residential 3

Medium Density Residential 2

Commercial and Mixed Use Designations

Local Commercial

District Commercial

Arterial Commercial

Parks and Open Space Designations

Neighbourhood Park

Community Park

General Open Space

Natural Open Space

Other Designations

Employment Area - Business Park

Institutional

ES

Elementary School

Utility

SWM

Storm Water Management

Other Features

Area or Site Specific Policy

Major Gateway

Minor Gateway

- - -

Proposed Roads

Secondary Plan Boundary

Urban Hamilton Official Plan  
Fruitland-Winona  
Secondary Plan  
Land Use Plan  
Map B.7.4-1

Not To Scale

Hamilton

Date: July 17, 2017

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Appendix B  
Amendment No. 118  
to the Urban Hamilton Official Plan

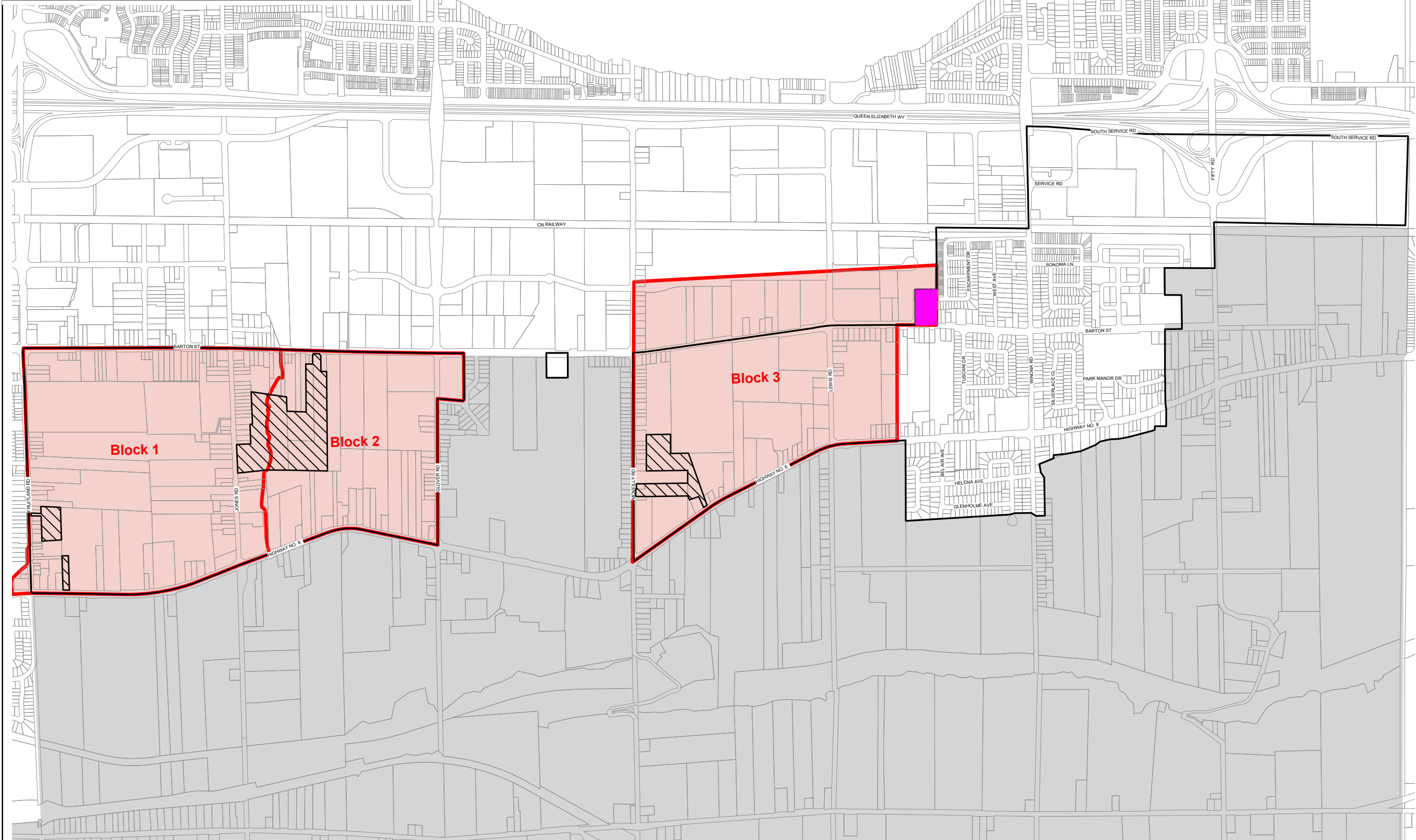
Servicing Strategy Area to be deleted

41, 43, 45, 46, 47, 49, 50, 51, 53, 54, 55, 57, 58, 59, 61, 62, 63, 65, 66, 67, 69, 70 Escarpment Drive, and 1215, 1217, 1219, 1221, 1227, 1229, 1231, 1235, and 1239 Barton Street

Date:  
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APPEALS

Lands Under Appeal

- 238, 252 Jones Road

- 820, 822 Barton Street East

- 212 Fruitland Road

- 228, 244 McNeilly Road

- 667, 1069 Highway No. 8

Legend

Servicing Strategy Area

Other Features

Lands in the Rural Area

Proposed Roads

Secondary Plan Boundary

Urban Hamilton Official Plan  
Fruitland-Winona  
Secondary Plan  
Block Servicing Strategy  
Area Delineation  
Map B.7.4-4

Not To Scale

Hamilton

Date: July 22/2018

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