

DRAFT Urban Hamilton Official Plan Amendment No. X

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. X 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 X

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 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 “X” 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. _____ passed on the ____th day of ___, 2018.

**The
City of Hamilton**

Fred Eisenberger
MAYOR

Janet Pilon, CMMIII, DPA, CMO
ACTING CITY CLERK

