

**Authority:** Item 4, Planning Committee  
Report: 20-005 (PED20075)  
CM: July 17, 2020  
Ward: 10

**Bill No. 149**

**CITY OF HAMILTON**

**BY-LAW NO. 20-**

**To Adopt:**

**Official Plan Amendment No. 133 to the  
Urban Hamilton Official Plan**

Respecting:

**1329 & 1335 Barton Street, 339 & 347 Fifty Road, 40 Zinfandel Drive, 16 to 30  
Foothills Lane, and Blocks 13, 14, 18 and part of Block 9 in Registered Plan 62M-  
1241**

**(Stoney Creek)**

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

1. Amendment No. 133 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

**PASSED** this 17th day of July, 2020.

---

F. Eisenberger  
Mayor

---

A. Holland  
City Clerk

## **Urban Hamilton Official Plan Amendment No. 133**

The following text, together with Appendix “A” – Volume 2: Map B.7.4-1 – Fruitland-Winona Secondary Plan Land Use Plan, attached hereto, constitutes Official Plan Amendment No. 133 to the Urban Hamilton Official Plan.

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

The purpose and effect of this Amendment is to change the land use designation and amend both Area Specific Policy mapping and text to permit a maximum net residential density of 49 units per hectare.

### **2.0 Location:**

The lands affected by this Amendment are known municipally as 1329 and 1335 Barton Street, 339 and 347 Fifty Road, 40 Zinfandel Drive, 16 to 30 Foothills Lane, and Blocks 13, 14, 18 and part of Block 9 in Registered Plan 62M-1241, in the former City of Stoney Creek.

### **3.0 Basis:**

The basis for permitting this Amendment is:

- To provide a more accurate reflection of the former OMB (now LPAT) Decision PL120721, which permitted a maximum density of 49 units per hectare;
- The proposed Amendment is consistent with the established permitted uses for the subject lands; and,
- The Amendment is consistent with the Provincial Policy Statement, 2020 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2019.

#### 4.0 Actual Changes:

#### 4.1 Volume 2 – Secondary Plans

##### *Text*

##### 4.1.1 Chapter B.7 – 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, Policy B.7.4.18.8 be amended by adding the word “and,” between “ii) 970 Barton Street;” and “iii) 1360 Barton Street;” and by deleting the words “and, iv) 347 Fifty Road;”, so that the policy reads, as follows:

“B.7.4.18.8 For the lands located at:

- i) Glover Road, Barton Street, Concession 1, dividing Lots 11 and 12 and Highway No. 8;
- ii) 970 Barton Street; and,
- iii) 1361 Barton Street;

and as shown as Area Specific Policy – Area H on Map B.7.4-1 – Fruitland-Winona Secondary Plan – Land Use Plan, the following policy shall apply: ...”

- b. That Volume 2: Chapter B.7.0 – Stoney Creek Secondary Plans, Section B.7.4 – Fruitland-Winona Secondary Plan be amended by replacing Area Specific Policy – Area I with the following:

##### **“Area Specific Policy – Area I**

B.7.4.18.9 The following policies shall apply to the lands located at 1329 and 1335 Barton Street, 16-30 Foothills Lane, 40 Zinfandel Drive, and Block Nos. 13, 14, 18 and part of Block No. 9 within Registered Plan No. 62M-1241, and 339 and 347 Fifty Road, designated Low Density Residential 3 and identified as Area Specific Policy – Area I on Map B.7.4-1 – Fruitland-Winona Secondary Plan – Land Use Plan:

- a) In addition to Policies B.1.6 d) and B.1.7 of Volume 2, for

the purposes of calculating net residential density, the development area shall be all the lands subject to Area Specific Policy – Area I;

- b) In addition to Policy B.7.4.4.5 a), grade-oriented attached housing and low rise apartments shall also be permitted; and,
- c) Notwithstanding Policy E.3.4.4 of Volume 1 and B.7.4.4.5 b) of Volume 2, the net residential density shall be greater than 40 units per hectare and shall not exceed 49 units per hectare.
- d) It is the intent of Council that a Draft Plan of Subdivision is not required to facilitate the orderly development of the lands per Policy F.1.14.1.1 of Volume 1, and that the extension of Sonoma Lane to Fifty Road may proceed by way of a deposited reference plan and deeming by-law and be designed in accordance with Policy Section C.4.5 of Volume 1, provided the City receives all necessary assurances and related securities respecting the construction and dedication of the road extension, to the satisfaction of the City.

## ***Maps***

### 4.1.2 Map

- a. That Volume 2: Map B.7.4-1 – Fruitland-Winona Secondary Plan – Land Use Plan be amended by:
    - i) redesignating lands from “Low Density Residential 2” to “Low Density Residential 3”;
    - ii) removing lands from Area Specific Policy – Area H; and,
    - iii) adding lands to Area Specific Policy – Area I,
- as shown on Appendix “A”, attached to this Amendment.

## 5.0 Implementation:

Implementing Site Plans will give effect to the intended uses on the subject lands.

This Official Plan Amendment is Schedule "1" to By-law No. 20-149 passed on the 17<sup>th</sup> day of July, 2020.

**The  
City of Hamilton**

---

F. Eisenberger  
MAYOR

---

A. Holland  
CITY CLERK

Appendix A  
APPROVED Amendment No. 133  
to the Urban Hamilton Official Plan

Lands to be redesignated from "Low Density Residential 2" to "Low Density Residential 3"

Lands to be removed from Area Specific Policy - Area H and added to Area Specific Policy - Area I

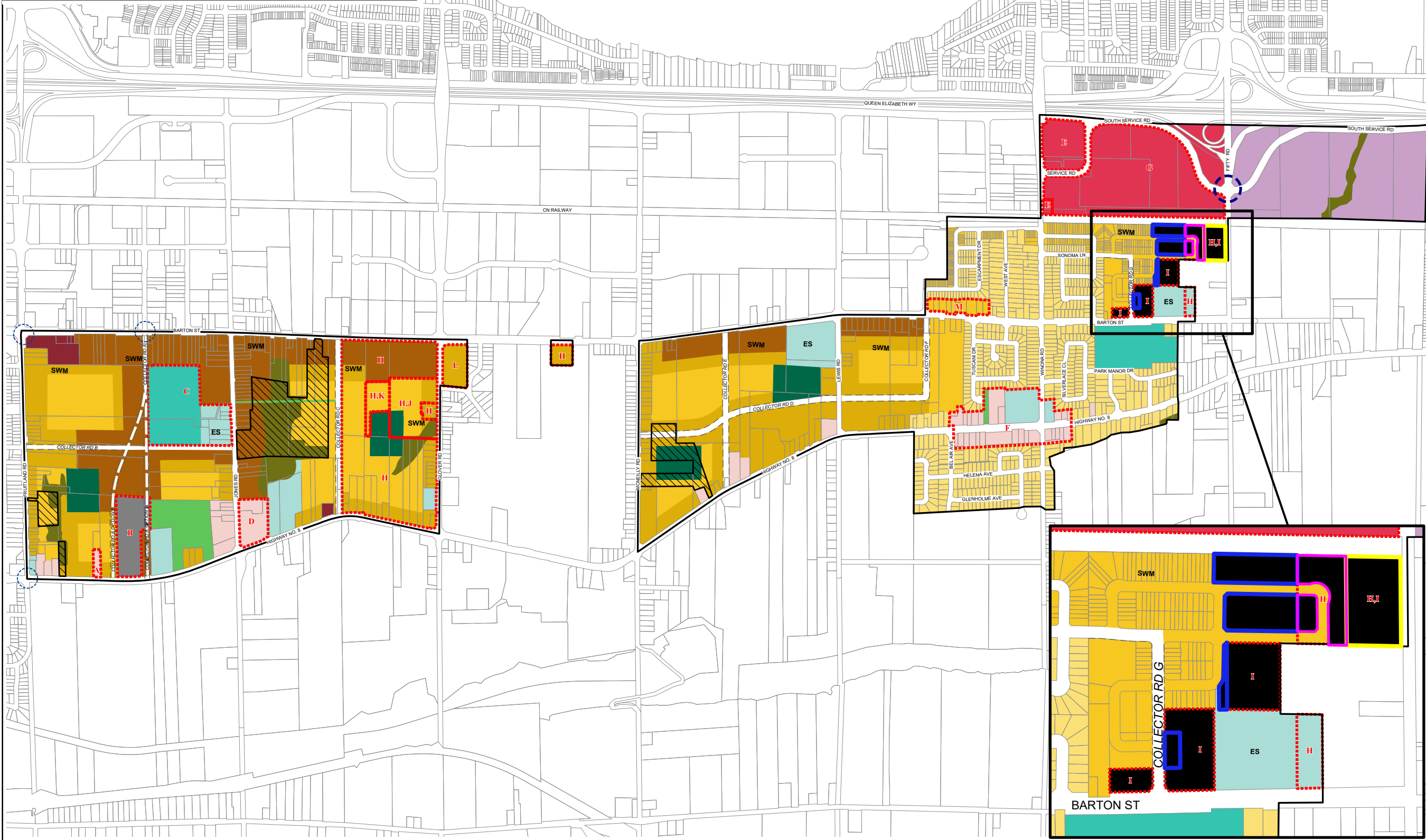
Lands to be added to Area Specific Policy - Area I

Lands to be removed from Area Specific Policy - Area H

Date:  
July 10, 2020

Revised By:  
MS/NB

Reference File No.:  
OPA-U-133(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

Date: Nov. 26, 2018

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

© Teranet Land Information Services Inc. and its licensors. [2014]  
May Not be Reproduced without Permission. THIS IS NOT A PLAN OF SURVEY