

WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

December 8, 2020

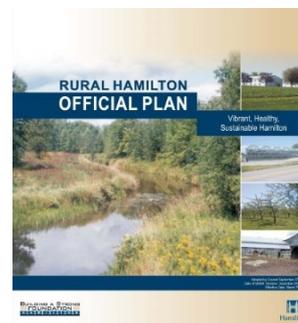
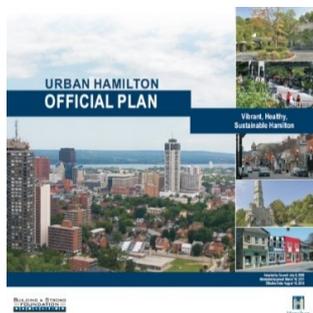
PED20201 – (Housekeeping Amendments to the Urban Hamilton Official Plan and Rural Hamilton Official Plan)

Proposed modifications and updates to the Urban and Rural Hamilton Official Plans

Presented by: Delia McPhail

Background

- Updates and modifications to the Urban Hamilton Official Plan (UHOP) and Rural Hamilton Official Plan (RHOP) are required to ensure clear policy implementation, and to ensure that the Plans remain accurate and current.
- Housekeeping and updates are periodically undertaken, and form part of the ongoing maintenance of the Plans.



Scope of Changes

General UHOP and RHOP Amendments

- Amending policies, adding new policies, and adding two new definitions to provide better direction for implementation of the plans;
- Clarifying / correcting policy intent by adding, deleting and/or replacing wording;
- Removing duplicate, redundant and / or outdated policy references and / or text; and,
- Creating consistency between policies and schedules / maps and updating mapping with new information.

Examples of Proposed Changes

Clarifying / correcting policy intent by adding wording

“C.5.1.1 g) The existing or proposed water supply system shall include a well with sufficient quantity of water **and with potable water supply** to sustain the use. A cistern that meets current accepted standards, may, to the satisfaction of the City, be an additional component of the water supply system.”

“F.1.1 Official Plan

The Official Plan provides the direction for managing growth and change in the City **for lands within the *urban area*** over a 30 year time frame. Any municipal by-law or public work must comply with the policies of this Plan.”

Examples of Proposed Changes

Clarifying / correcting policy intent by deleting wording

Delete policy in its entirety.

~~“E.4.6.30 Notwithstanding the uses permitted in Section E.4.6.5 b) Mixed Use Medium Density Designation, drive through facilities within the buildings existing at the date of final approval and coming in to effect of the Sections of this Official Plan shall be permitted on the following properties:~~

~~a) 130-136 Kenilworth North, and;~~

~~b) 473 Concession Street.”~~

Examples of Proposed Changes

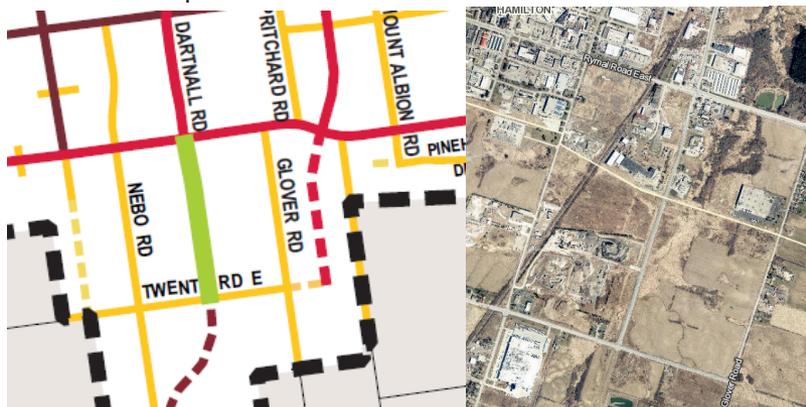
Clarifying / correcting policy intent by replacing wording

- “D.6.19 Prior to the submission of an application for a Zoning By-law amendment for an asphalt plant or a facility for the production of secondary products related to an ~~aggregate operation~~ **mineral aggregate operation**, the City shall require a pre-submission consultation with the applicant, the Province, Conservation Authorities and other relevant agencies to identify the content of studies and information to be provided to support the application, to scope or focus study requirements where appropriate to ensure the proposed use.”

Examples of Proposed Changes

Updating mapping to reflect existing conditions and built form

Change in Functional Road classification from "Proposed Minor Arterial" to "Minor Arterial"



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

Scope of Proposed Changes

Updates to address Provincial Legislation and Order in Council

➤ *More Homes, More Choice Act, 2019*

- Urban Hamilton Official Plan
 - Secondary dwelling units to be permitted on lots containing single detached, semi-detached and street townhouses, in accordance with zoning by-law regulations.

- Rural Hamilton Official Plan
 - Secondary dwelling units to be permitted within single and semi-detached dwellings on a lot having a minimum size of 0.4 ha (one acre), subject to zoning by-law regulations;
 - Detached secondary dwelling units will not be permitted, but may be permitted in future (subject to outcome of study); and,
 - Secondary dwelling units will not be permitted within certain Rural Settlement Areas, but may be permitted in future (subject to outcome of study)

Scope of Proposed Changes

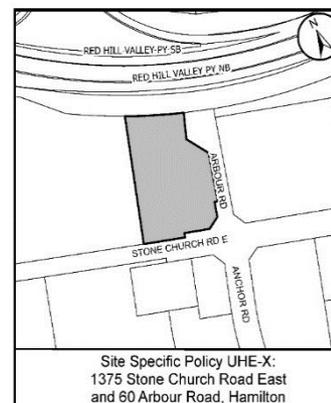
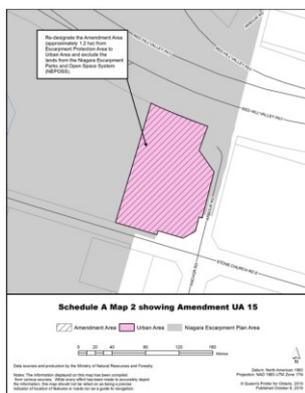
Updates to address Provincial Legislation and Order in Council, cont'd

➤ *Cannabis Licence Act, 2018*

- Retail sales of cannabis may be permitted in conjunction with a Cannabis Growing and Harvesting Facility, subject to zoning by-law regulations.

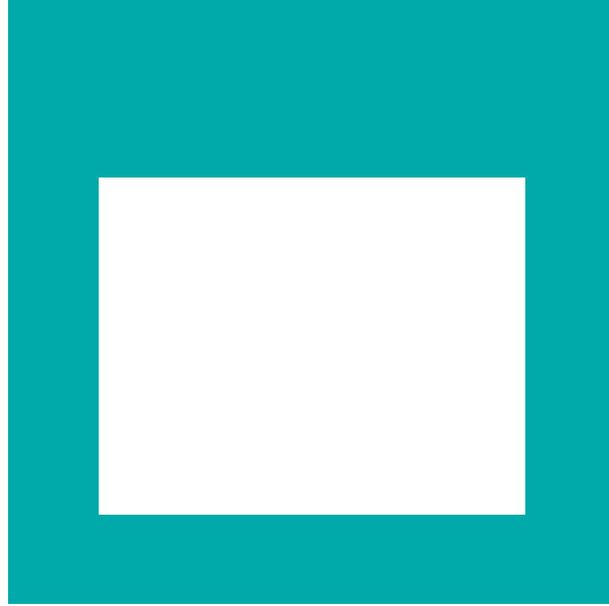
➤ Order in Council 228/2020

- Site Specific Niagara Escarpment Plan Amendment U15



Consultation

- Staff from various Departments provided input on proposed amendments to the Official Plans;
- Consultation with Development Industry Liaison Group (DILG) on November 16, 2020; and,
- Notice of Public Meeting posted in Community Newspapers and The Hamilton Spectator on November 19, 2020.



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE