

DRAFT Urban Hamilton Official Plan Amendment No. X

The following text, together with:

Volume 1

Appendix "A" Chapter E – Urban Designations

Appendix "B" Chapter F – Implementation

Appendix "C" Chapter G – Glossary

Volume 2

Appendix "D" Map B.6.1-1 – Downtown Hamilton Secondary Plan – Land Use Plan

Appendix "E" Map B.7.3-1 – Urban Lakeshore Secondary Plan – Land Use Plan

Appendix "F" Map B.7.4-1 – Fruitland Winona Secondary Plan – Land Use Plan

Appendix "G" Map B.7.4-2 – Fruitland Winona Secondary Plan – Natural Heritage System

Volume 3

Appendix "H" Chapter C – Urban Site Specific Policies

Appendix "I" Map 2 – Site Specific Policies Key Map

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:

- Clarify policies by correcting administrative errors (i.e. formatting, numbering, typographical and grammar);
- Add new policies and remove duplicate and/or redundant wording; and,
- Correct policy and mapping errors.

2.0 Location:

The lands affected by this Amendment are located within the Urban Area of the City of Hamilton.

3.0 Basis:

The basis for permitting this Amendment is:

- The Amendment reflects existing land uses and approvals and will more accurately guide future development; and,
- The Amendment is consistent with the Provincial Policy Statement, 2020 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2019, as amended.

4.0 Actual Changes:

4.1 Volume 1 – Parent Plan

Text

4.1.1 Chapter E – Urban Designations

- a. That the following policy of Volume 1: Chapter E – Urban Designations be amended, as outlined in Appendix “A”, attached to this Amendment:
- E.4.3.4 d)

4.1.2 Chapter F – Implementation

- a. That the following policies of Volume 1: Chapter F – Implementation be amended, as outlined in Appendix “B”, attached to this Amendment:
- F.1.12.11
 - F.1.14.3.9
 - F.1.17.1
 - F.1.17.2
 - F.1.20.1

4.1.3 Chapter G – Glossary

- a. That Volume 1: Chapter G – Glossary be amended by revising one definition and adding one definition as outlined in Appendix "C", attached to this Amendment.

4.2 Volume 2 – Secondary Plans

Maps

4.2.1 Maps

- a. That Volume 2: Map B.6.1-1 – Downtown Hamilton Secondary Plan – Land Use Plan be amended, as shown on Appendix "D", attached to this Amendment.
- b. That Volume 2: Map B.7.3-1 – Urban Lakeshore Secondary Plan – Land Use Plan be amended, as shown on Appendix "E", attached to this Amendment.
- c. That Volume 2: Map B.7.4-1 – Fruitland Winona Secondary Plan – Land Use Plan be amended, as shown on Appendix "F", attached to this Amendment.
- d. That Volume 2: Map B.7.4-2 – Fruitland Winona Secondary Plan – Natural Heritage System be amended, as shown on Appendix "G", attached to this Amendment.

4.3 Volume 3 – Special Policy Areas, Area Specific Policies, and Site Specific Policies

Text

4.3.1 Chapter C – Urban Site Specific Policies

- a. That Volume 3: Chapter C – Urban Site Specific Policies be amended to add two new policies, as outlined in Appendix "H", attached to this Amendment.

Maps and Appendices

4.3.2 Maps

- a. That Volume 2: Map 2 – Site Specific Policies Key Map be amended, as shown on Appendix "I", 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 __, 2021.

**The
City of Hamilton**

F. Eisenberger
MAYOR

A. Holland
CITY CLERK

Appendix "A" – Volume 1, Chapter E – Urban Designations

Proposed Change	Proposed New / Revised Policy
<p>Grey highlighted strikethrough text = text to be deleted</p>	<p>Bolded text = text to be added</p>
<p>E.4.3.4 d) Notwithstanding Policy E.4.6.9 Mixed Use – Medium Density Designation, only commercial uses shall only be permitted on the ground floor, and a place of worship and day nursery shall only be permitted above the ground floor of a building facing a Pedestrian Focus Street.</p>	<p>E.4.3.4 d) Notwithstanding Policy E.4.6.9 Mixed Use – Medium Density Designation, only commercial uses shall be permitted on the ground floor, and a place of worship and day nursery shall only be permitted above the ground floor of a building facing a Pedestrian Focus Street.</p>

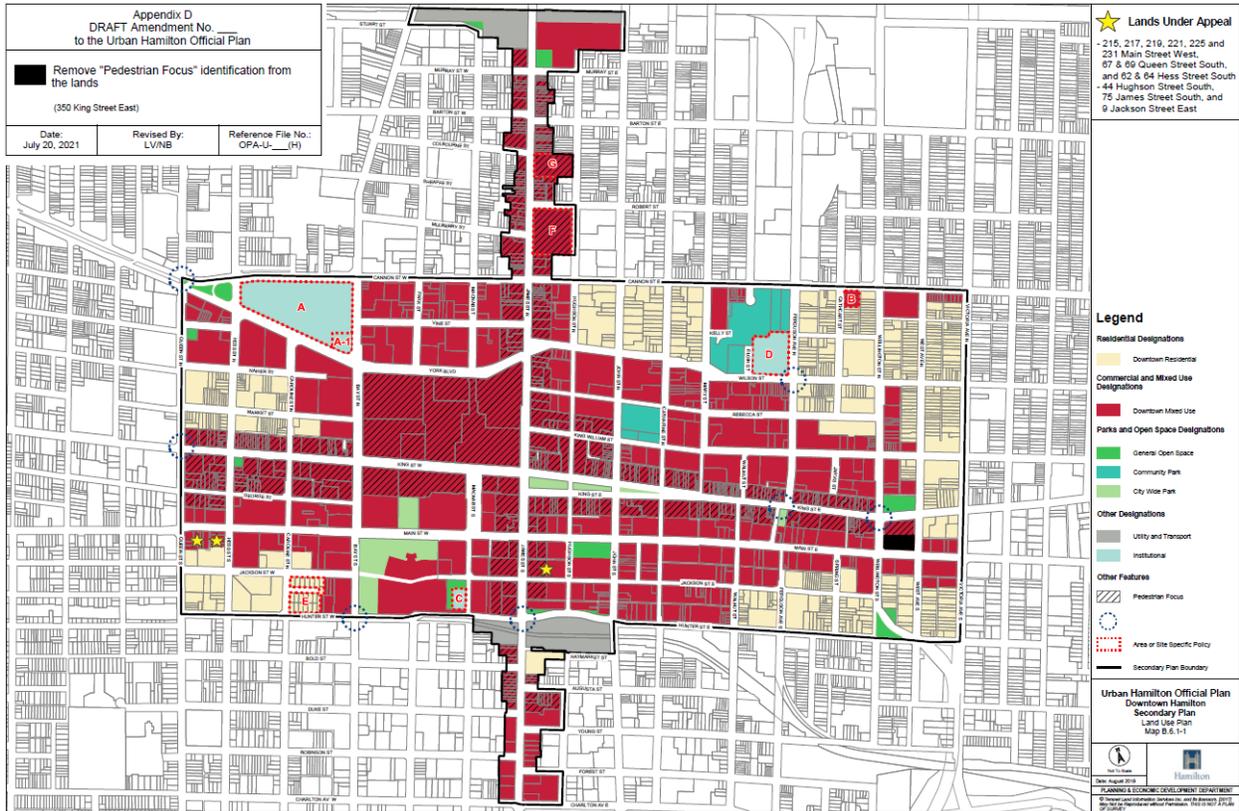
Appendix “B” – Volume 1, Chapter F – Implementation

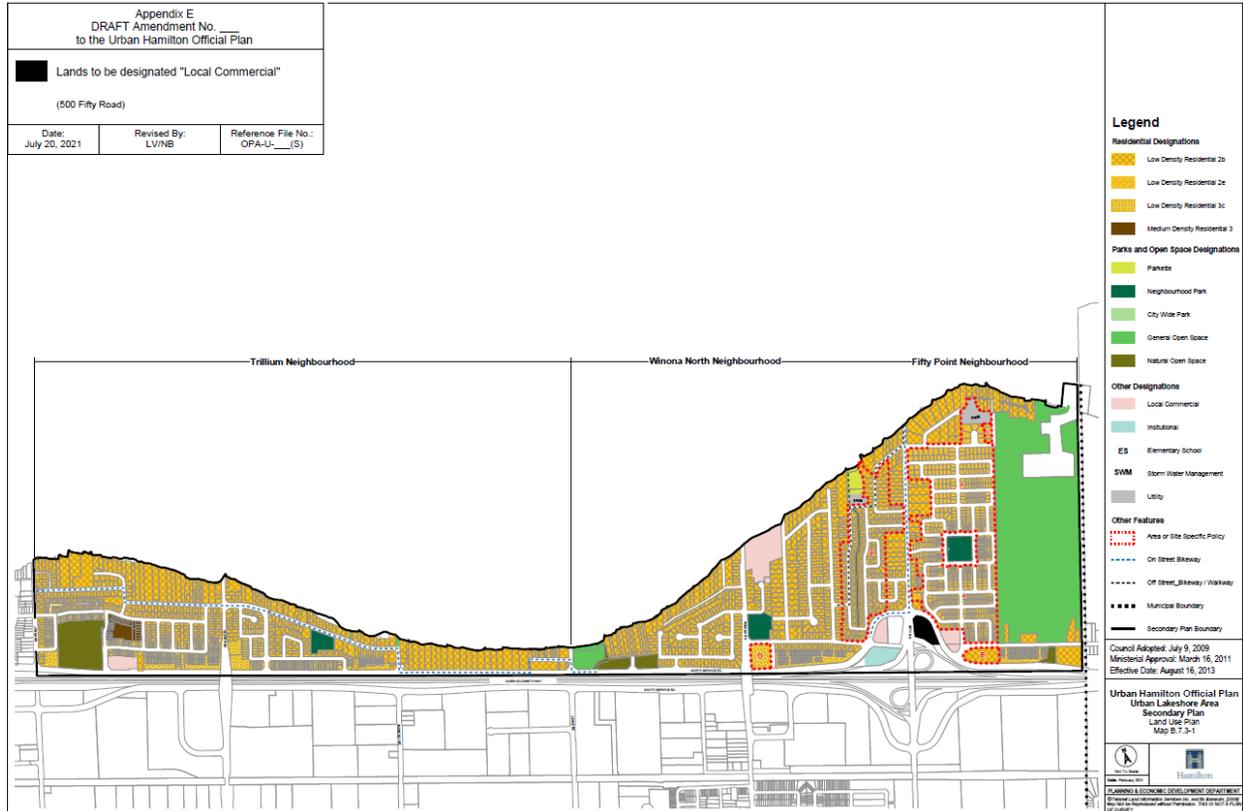
Proposed Change	Proposed New / Revised Policy
<p>Grey highlighted strikethrough text = text to be deleted</p>	<p>Bolded text = text to be added</p>
<p>Add new policy F.1.12.11:</p> <p>F.1.12.11 Where the Province has passed a Minister’s Zoning Order under the <u>Planning Act, R.S.O., 1990 c. P.13</u>, the use of the property shall be deemed to comply with the policies and land use designations of this Plan.</p>	<p>F.1.12.11 Where the Province has passed a Minister’s Zoning Order under the <u>Planning Act, R.S.O., 1990 c. P.13</u>, the use of the property shall be deemed to comply with the policies and land use designations of this Plan.</p>
<p>Add new policy F.1.14.3.9:</p> <p>F.1.14.3.9 Severances shall not be granted for dwellings created as <i>Secondary Dwelling Units – Detached</i>.</p>	<p>F.1.14.3.9 Severances shall not be granted for dwellings created as <i>Secondary Dwelling Units – Detached</i>.</p>
<p>F.1.17.1 The City may use a variety of communication methods to seek input on planning matters or to provide information to the general public. Depending on the issues and in accordance with the <u>Planning Act, R.S.O., 1990 c. P.13</u>, the City shall choose the most appropriate method of communication. Communication may be in the form of:</p> <ul style="list-style-type: none"> a) Direct mail outs; b) Public notice signs; c) Surveys, electronic or mail out; d) Public information open houses held virtually or in person; e) Public meetings held virtually or in person; f) City web site; or g) Workshops. 	<p>F.1.17.1 The City may use a variety of communication methods to seek input on planning matters or to provide information to the general public. Depending on the issues and in accordance with the <u>Planning Act, R.S.O., 1990 c. P.13</u>, the City shall choose the most appropriate method of communication. Communication may be in the form of:</p> <ul style="list-style-type: none"> a) Direct mail outs; b) Public notice signs; c) Surveys, electronic or mail out; d) Public information open houses held virtually or in person; e) Public meetings held virtually or in person; f) City web site; or g) Workshops.
<p>F.1.17.2 Notification of public meeting(s) for the adoption of the Official Plan and amendments, changes to the Zoning By-law, plans of subdivision, draft plan of condominium as required by the <u>Planning Act</u>, and Community Improvement Plans shall be given to the public at least 17 days prior to the date of the meeting(s) and the notice shall be given in accordance with the applicable requirements of the <u>Planning Act, R.S.O., 1990 c. P.13</u> regulations.</p>	<p>F.1.17.2 Notification of public meeting(s) for the adoption of the Official Plan and amendments, changes to the Zoning By-law, plans of subdivision, draft plan of condominium as required by the <u>Planning Act</u>, and Community Improvement Plans shall be given to the public at least 17 days prior to the date of the meeting(s) and the notice shall be given in accordance with the applicable requirements of the <u>Planning Act, R.S.O., 1990 c. P.13</u> regulations.</p>

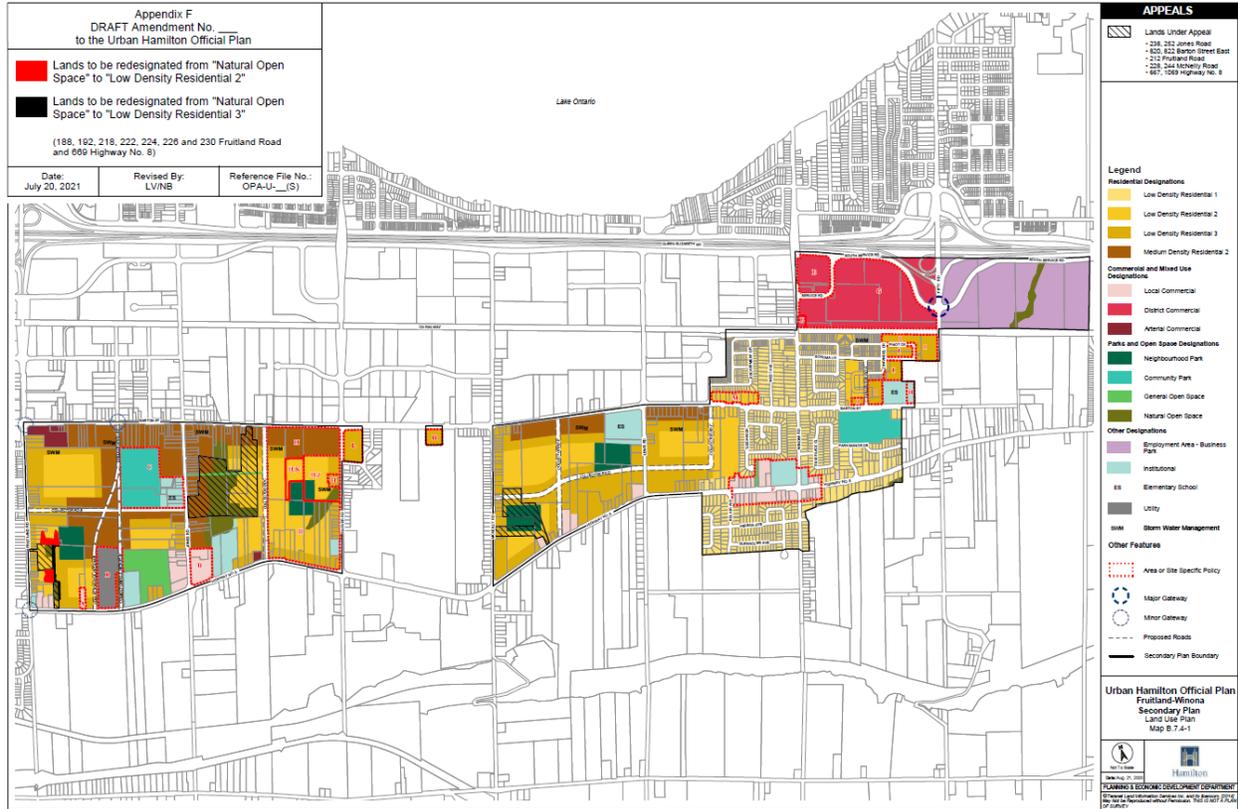
Proposed Change	Proposed New / Revised Policy
<p>Grey highlighted strikethrough text = text to be deleted</p>	<p>Bolded text = text to be added</p>
<p>F.1.20.1 Where a proponent is required, under the Zoning By-law, to provide and/or maintain parking facilities, the City may require a cash payment in lieu of all or part of the parking requirements, in accordance with the City’s Cash-in-Lieu of Parking Policy. Such funds shall be used for the following purposes, acquisition of lands and/or the provision of off-street parking as deemed appropriate by the City:</p> <p>a) The acquisition of lands and/or the provision of off-street parking;</p> <p>b) Support for measures that reduce or shift the demand for parking through outreach, education and targeted programs; and,</p> <p>c) Provision of infrastructure and services that support micro-mobility including bicycles, shared bicycles, E-scooters and electric bicycles.</p>	<p>Where a proponent is required, under the Zoning By-law, to provide and/or maintain parking facilities, the City may require a cash payment in lieu of all or part of the parking requirements, in accordance with the City’s Cash-in-Lieu of Parking Policy. Such funds shall be used for the following purposes, as deemed appropriate by the City:</p> <p>a) The acquisition of lands and/or the provision of off-street parking;</p> <p>b) Support for measures that reduce or shift the demand for parking through outreach, education and targeted programs; and,</p> <p>c) Provision of infrastructure and services that support micro-mobility including bicycles, shared bicycles, E-scooters and electric bicycles.</p>

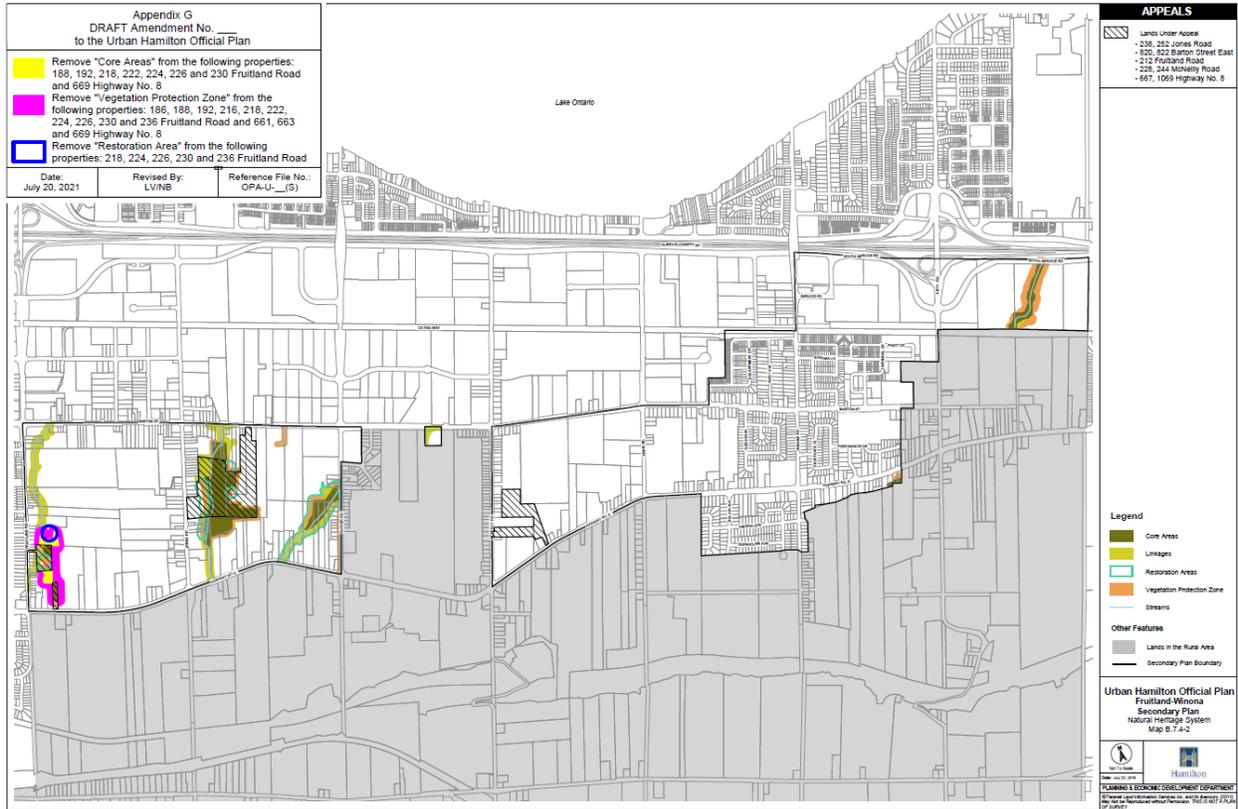
Appendix "C" – Volume 1, Chapter G – Glossary

Proposed Change	Proposed New Policy
Grey highlighted strikethrough text = text to be deleted	Bolded text = text to be added
Secondary Dwelling Unit: means a separate and self-contained dwelling unit that is accessory to and located on the same lot as within the principal dwelling and shall be physically located within the principal dwelling, or located within an accessory building to the principal dwelling.	Secondary Dwelling Unit: means a separate and self-contained dwelling unit that is accessory to and located within the principal dwelling.
Add definition of Secondary Dwelling Unit - Detached to Chapter G – Glossary.	Secondary Dwelling Unit - Detached: means a separate and self-contained detached dwelling unit that is accessory to and located on the same lot as the principal dwelling.









Appendix “H” – Volume 3, Chapter C – Site Specific Policies

Proposed Change	Proposed New / Revised Policy
<p>Grey highlighted strikethrough text = text to be deleted</p>	<p>Bolded text = text to be added</p>
<p>Add Site Specific Policy UHC-X</p>	<p>UHC-X Lands located at 1603 Rymal Road East, former City of Hamilton</p> <p>1. In addition to the permitted uses of Policy E.4.8.2 of Volume 1, and notwithstanding Policy E.4.8.3 a), b), and d) of Volume 1, for the lands located at 1603 Rymal Road East, designated Arterial Commercial, the following uses are permitted:</p> <ul style="list-style-type: none"> a) retail uses b) personal service uses c) office uses d) financial establishments e) medical clinics f) day nursery <p>2. The scale of the permitted uses shall be regulated by the Zoning By-law.</p>
<p>Add Site Specific Policy UHC-Y</p>	<p>UHC-Y 1289 Upper James Street, former City of Hamilton</p> <p>In addition to the permitted uses of Policy E.4.8.2 of Volume 1, and notwithstanding Policy E.4.8.3 b) and d) of Volume 1, for the lands located at 1289 Upper James Street, designated Arterial Commercial, the following uses shall be permitted within the existing building:</p> <ul style="list-style-type: none"> a) Office uses; b) Retail stores; and, c) Food stores, including a food store with restaurant.

