



WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

September 21, 2021

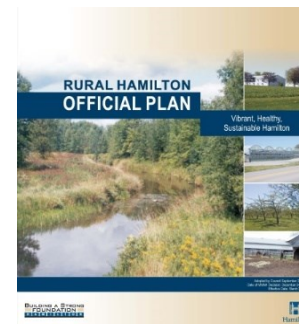
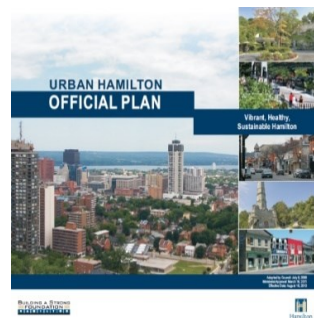
PED21167 –

Housekeeping Amendments to the Urban Hamilton Official Plan and Rural Hamilton Official Plan and Modifications and Updates to the City of Hamilton Zoning By-law No. 05-200 and the Zoning By-laws of the Town of Dundas, City of Stoney Creek, Town of Ancaster, City of Hamilton, Town of Flamborough and Township of Glanbrook

Presented by: Heather Travis

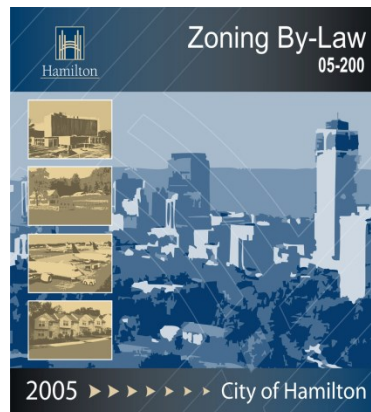
Background

- 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 updates are periodically undertaken, and form part of the ongoing maintenance of the Plans.



Background

- The Zoning By-laws are “**living documents**”: they need to be monitored and amended on an on-going basis.
- Staff continuously identify general text and mapping amendments to provide clarity and consistency throughout **Zoning By-law 05-200**.
- Updates are provided to the **former municipality Zoning By-laws** where text or mapping errors have a more immediate impact.
 - Generally updated on a less frequent basis than Zoning By-law No. 05-200



General UHOP and RHOP Amendments

- Adding a new definition for **Secondary Dwelling Unit – Detached** and revising the existing definition for **Secondary Dwelling Unit** to provide clarity;
- Revising policies related to **public notice requirements** to include virtual opportunities;
- Adding a policy to acknowledge **Provincial legislation** (Minister's Zoning Orders);
- Revising policy related to the use of monies collected through the **Cash in Lieu of Parking Policy** to support micro-mobility initiatives;
- Adding **three new special exceptions** to recognize existing uses and previous permissions;
- Mapping updates for clarity, consistency and settlement implementation.

Updates to Zoning By-law 05-200 – General:

- Amending existing definitions of **Day Nursery** and **Manufacturing** and revise the term **Dwelling Unit, Mixed Use**;
- Amending certain **General Provisions, Parking** regulations and **Holding Provisions**;
- Making minor amendments and administrative corrections to the Parks and Open Space, Institutional, Commercial & Mixed Use, Transit-Oriented Corridor, Utility and Waterfront Zones;
- Adding regulations for retail related to Cannabis Growing and Harvesting and other minor amendments to the **Industrial Zones**;
- Adding **Community Garden** as a permitted use in certain Rural Zones, and clarify certain restricted uses within the **Rural Settlement Areas** and the **Rural E1 and E2 Zones**.

Updates to Zoning By-law 05-200 – revised Special Exceptions:

- Most of the revisions to existing special exceptions are minor changes to **fix typographical errors or add clarity**;
- All existing special exceptions which implement restrictions resulting from **Surplus Farm Dwelling Severances** have been consolidated into one SE for ease of reference (SE-118);
- Amendment to add **Agriculture and Community Garden** as permitted uses as the **agricultural fairgrounds**;
- Addition of SE to reflect certain **commercial policies of the Fruitland Winona Secondary Plan**;
- Amendment to recognize existing uses at **1308 – 1318 Rymal Rd E.**

Updates to Zoning By-law 05-200 – new Special Exceptions:

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- **952 – 954 Concession St** – lands being added to 05-200 and zoned C2, SE-657. SE permits a veterinary clinic as per LPAT decision;
- **3100 – 3140 Reg Rd 56** - lands being added to 05-200 and zoned C5a, SE-674. Implements LPAT settlement;
- **118 Hatt St** – lands being added to 05-200 and zoned C5, SE-734. Implements previous zoning amendment application;
- **1289 Upper James St** – SE 735 will recognize office and retail uses permitted through minor variance;
- **1092 Gore Rd** – SE 737 will recognize the uses permitted under former Town of Flamborough Zoning By-law inadvertently omitted from the Rural Zoning By-law;

Updates to Zoning By-law 05-200 – new Special Exceptions:

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- **60 Arbour Rd and 1375 Stone Church Rd E** – lands to be zoned M3, SE 747 to implement redesignation of the lands in the Niagara Escarpment Plan to permit urban uses;
- **1603 Rymal Rd E** – SE 748 will recognize uses previously permitted on the property under M11 Zoning;
- **141 King St E** – SE 749 will recognize uses permitted on property under former City of Stoney Creek By-law (office, personal services);
- **144 Wilson St W** – SE 750 will recognize uses permitted on property under Town of Ancaster Zoning By-law (office, medical clinic);
- **78 Highway 8, Greensville** – lands being rezoned to Settlement Commercial with SE 751 to permit two dwelling units in conjunction with commercial use. Implements former Flamborough Zoning By-law.

Updates to Zoning By-law 05-200 – mapping changes:

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In addition to the new special exceptions as already noted, the following mapping changes are proposed:

- **Adding lands to Zoning By-law 02-200:** 9-11 Robert St, 51 and 52 Adair Ave;
- **Removing lands from Zoning By-law 05-200:** 57 – 71 East St;
- Correcting inconsistencies and recognizing existing uses; and,
- Minor refinements to some **Conservation / Hazard Land mapping** in the Rural area.

Updates to Former Municipality Zoning By-laws

All By-laws:

- Identify the **City's Chief Planner as the administrator** of the By-law

Dundas:

- Rezone lands at **94 Pleasant Ave** to the Single Detached Residential (R2) Zone

Stoney Creek:

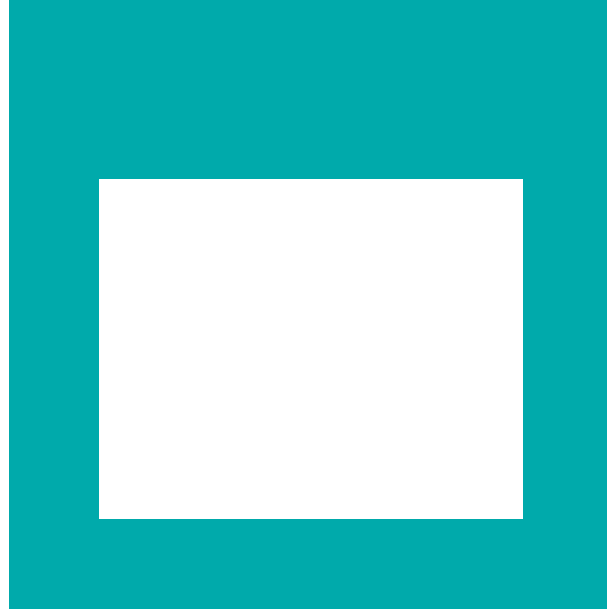
- Add lands at **57 – 71 East St** and zone as Residential (R1) Zone

Ancaster:

- Clarification of **ER Zone** regulations

Consultation

- Staff from various Departments provided input on proposed amendments to the Official Plans / Zoning By-laws;
- Notice of Public Meeting posted in The Hamilton Spectator on September 2, 2021.



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE