

DRAFT Urban Hamilton Official Plan Amendment No. X

The following text, together with:

Volume 1

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| Appendix “A” | Chapter C – City Wide Systems and Designations |
| Appendix “B” | Chapter E – Urban Systems and Designations |
| Appendix “C” | Chapter G – Glossary |
| Appendix “D” | Schedule B – Natural Heritage System |
| Appendix “E” | Schedule B-2 – Detailed Natural Heritage Feature – Significant Woodlands |
| Appendix “F” | Schedule E-1 – Urban Land Use Designations |

Volume 2

| | |
|--------------|---|
| Appendix “G” | Chapter B – Secondary Plans |
| Appendix “H” | Map B.5.1-1 – Binbrook Village Secondary Plan – Land Use Plan |
| Appendix “I” | Map B.5.1-2 – Binbrook Village Secondary Plan – Open Space Linkages |
| Appendix “J” | Map B.5.4-1 – Mount Hope Secondary Plan – Land Use Plan |
| Appendix “K” | Map B.6.3-1 – Chedmac Secondary Plan – Land Use Plan |

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);
- Remove duplicate and/or redundant wording and add a new definition; 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 C – City Wide Systems and Designations

- a. That Policies C.5.3.1 and C.5.3.3 of Volume 1: Chapter C – City Wide Systems and Designations be amended, as outlined in Appendix “A”, attached to this Amendment:

4.1.2 Chapter E – Urban Systems and Designations

- a. That Policy E.2.7.2 of Volume 1: Chapter E – Urban Designations be amended, as outlined in Appendix “B”, attached to this Amendment:

4.1.3 Chapter G – Glossary

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

4.1.4 Schedules

- a. That Volume 1: Schedule B – Natural Heritage System be amended, as shown on Appendix “D”, attached to this Amendment.
- b. That Volume 1: Schedule B-2 – Detailed Natural Heritage Feature – Significant Woodlands be amended, as shown on Appendix “E”, attached to this Amendment.
- c. That Volume 1: Schedule E-1 – Urban Land Use Designations be amended, as shown on Appendix “F”, attached to this Amendment.

4.2 Volume 2 – Secondary Plans

Text

4.2.1 Chapter B –Secondary Plans

- a. That Volume 2: Chapter B – Secondary Plans be amended to revise, add or delete policies, as outlined in Appendix “G”, attached to this Amendment:
 - B.2.8.6.1
 - B.5.1.13.5
 - B.6.2.17.10
 - B.16.2.17.7
 - B.5.4.11.X
 - B.7.6.9.21
 - B.8.4
 - B.8.17.8
 - B.8.17.10

Maps

4.2.2 Maps

- a. That Volume 2: Map B.5.1-1 – Binbrook Village Secondary Plan – Land Use Plan be amended, as shown on Appendix “H”, attached to this Amendment.
- b. That Volume 2: Map B.5.1-2 – Binbrook Village Secondary Plan – Open Space Linkages be amended, as shown on Appendix “I”, attached to this Amendment.
- c. That Volume 2: Map B.5.4-1 – Mount Hope Secondary Plan – Land Use Plan be amended, as shown on Appendix “J”, attached to this Amendment.

- d. That Volume 2: Map B.6.3-1 – Chedmac Secondary Plan – Land Use Plan be amended, as shown on Appendix “J”, 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 ___, 2022.

**The
City of Hamilton**

F. Eisenberger
MAYOR

A. Holland
CITY CLERK

Appendix “A” – Volume 1, Chapter C – City Wide Systems and Designations

| Proposed Change | Proposed New / Revised Policy |
|---|---|
| Grey highlighted strikethrough text = text to be deleted | Bolded text = text to be added |
| <p>C.5.3.1 The Province requires municipalities to prohibit the extension or expansion of lake-based municipal services outside of <i>urban area</i> boundaries for properties within the City limits, except in response to public health emergencies. No extensions of the municipal lake-based water and wastewater systems shall be permitted by this Plan into lands detailed in the Rural Hamilton Official Plan within Rural Hamilton unless the Medical Officer of Health declares an urgent public health emergency and there are no viable alternatives to rectify the emergency except by the provision of municipal water and/or wastewater systems to the affected population.</p> | <p>C.5.3.1 The Province requires municipalities to prohibit the extension or expansion of lake-based municipal services outside of <i>urban area</i> boundaries for properties within the City limits, except in response to public health emergencies. No extensions of the municipal lake-based water and wastewater systems shall be permitted by this Plan into lands within <i>Rural Hamilton</i> unless the Medical Officer of Health declares an urgent public health emergency and there are no viable alternatives to rectify the emergency except by the provision of municipal water and/or wastewater systems to the affected population.</p> |
| <p>C.5.3.3 Prior to the adoption of this Plan, the City has installed, approved specific Official Plan policies, entered into legal agreements and approved engineering plans in accordance with its former Official Plan policies to extend lake-based municipal water and wastewater services to certain properties in the Rural Hamilton Official Plan within Rural Hamilton.</p> | <p>C.5.3.3 Prior to the adoption of this Plan, the City has installed, approved specific Official Plan policies, entered into legal agreements and approved engineering plans in accordance with its former Official Plan policies to extend lake-based municipal water and wastewater services to certain properties within <i>Rural Hamilton</i>.</p> |

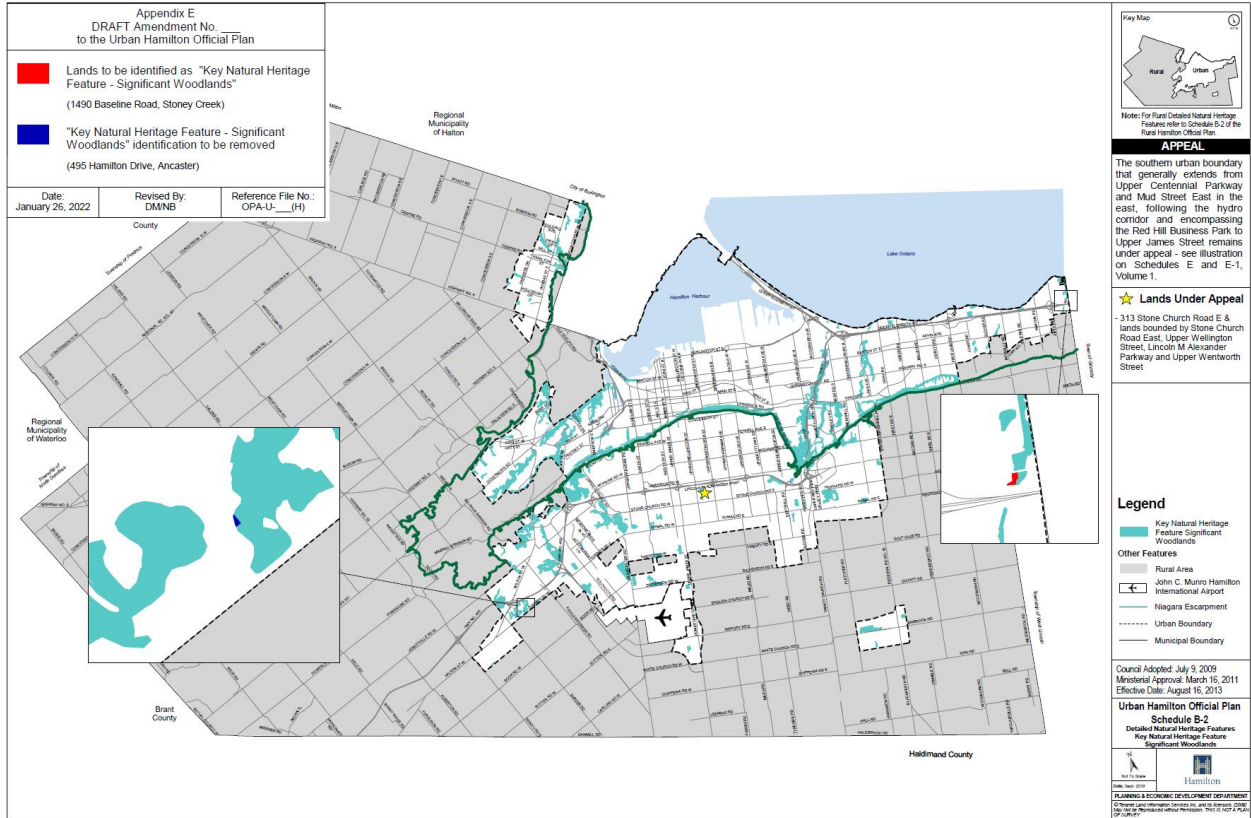
Appendix “B” – Volume 1, Chapter E – Urban Systems and Designations

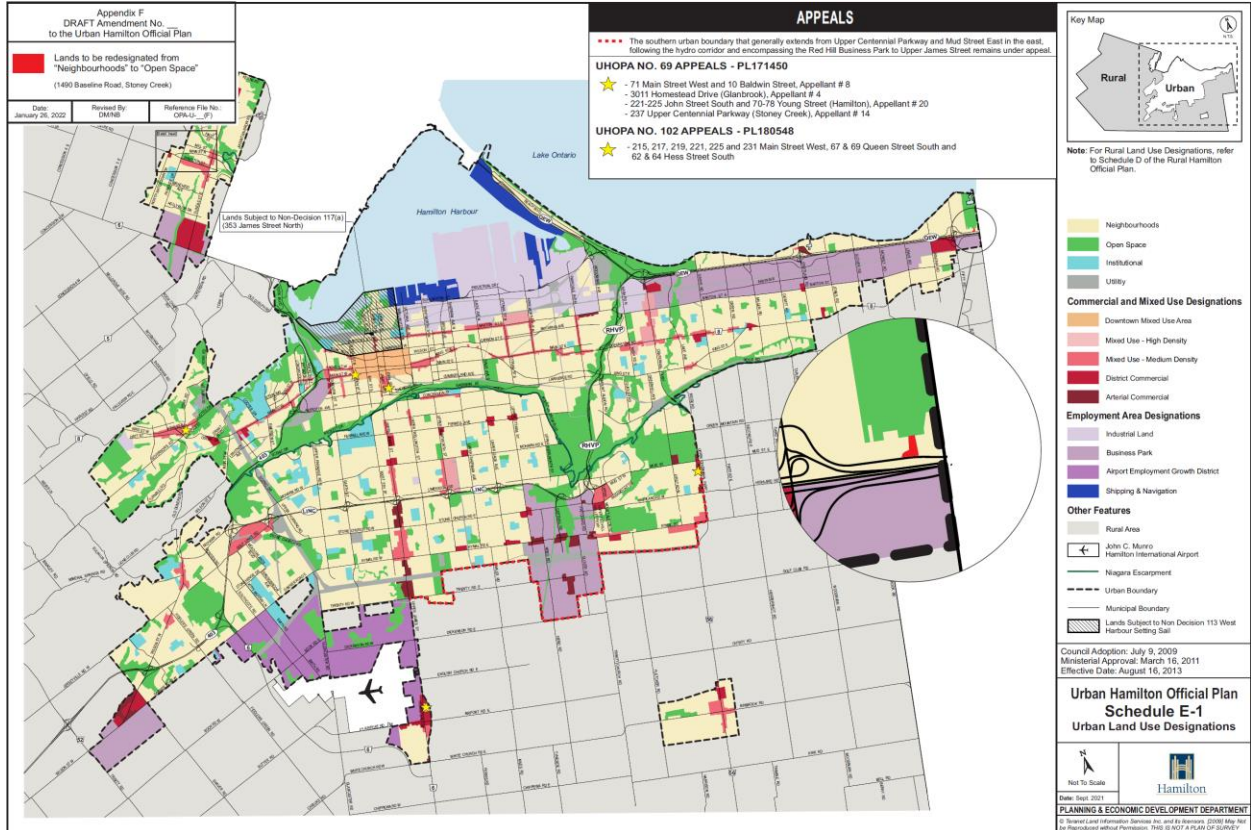
| Proposed Change | Proposed New / Revised Policy |
|---|---|
| <p>Grey highlighted strikethrough text = text to be deleted</p> | <p>Bolded text = text to be added</p> |
| <p>E.2.7.2 <i>Employment Areas</i> shall provide employment through a broad range of uses, including traditional industrial uses, research and <i>development</i> uses, and other uses. Uses which support the businesses and employees of the employment area shall be permitted. Major retail uses or residential uses shall not be permitted. The permitted uses shall be described in more detail in Section E.5.0 – Employment Area Designations.</p> | <p>E.2.7.2 <i>Employment Areas</i> shall provide employment through a broad range of uses, including traditional industrial uses, research and <i>development</i> uses, and other uses. Uses which support the businesses and employees of the employment area shall be permitted. <i>Major retail</i> uses or residential uses shall not be permitted. The permitted uses shall be described in more detail in Section E.5.0 – Employment Area Designations.</p> |

Appendix “C” – Volume 1, Chapter G – Glossary

| Proposed Change | Proposed New / Revised Policy |
|--|---|
| Grey highlighted strikethrough text = text to be deleted | Bolded text = text to be added |
| Rural Hamilton: means the area within the municipal boundary of the City of Hamilton but outside of the urban boundary. | Rural Hamilton: means the area within the municipal boundary of the City of Hamilton but outside of the urban boundary. |







Appendix “G” – Volume 2, Chapter B – Secondary Plans

| Proposed Change | Proposed New / Revised Policy |
|---|---|
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| B.2.8.6.1 In addition to Section E.2.3.3 – Community Nodes of Volume 1, and the policies of this Secondary Plan, the following policies shall apply to the Ancaster Community Node shown on Appendix A - Character Areas and Heritage Features: d) Within the Ancaster Community Node, larger scale development and redevelopment are encouraged to be directed towards the Uptown Core and western eastern portion of the Gateway Residential area, as shown on Appendix A – Character Areas and Heritage Features. | B.2.8.6.1 In addition to Section E.2.3.3 – Community Nodes of Volume 1, and the policies of this Secondary Plan, the following policies shall apply to the Ancaster Community Node shown on Appendix A - Character Areas and Heritage Features: d) Within the Ancaster Community Node, larger scale development and redevelopment are encouraged to be directed towards the Uptown Core and eastern portion of the Gateway Residential area, as shown on Appendix A – Character Areas and Heritage Features. |
| Site Specific Policy – Area E (OPA 1) B.5.1.13.5 Notwithstanding Sections E.4.3.4 d) and E.4.6.6 a) of Volume 1 and Section B.5.1.5.1 i), as it applies to drive-through uses in pedestrian focus areas on pedestrian focus streets , for lands located at 2660-2668 Binbrook Road East and 2651 Regional Road 56, a maximum of one drive-through facility accessory to a restaurant shall be permitted subject to the following: : ... | Site Specific Policy – Area E (OPA 1) B.5.1.13.5 Notwithstanding Sections E.4.3.4 d) and E.4.6.6 a) of Volume 1 and Section B.5.1.5.1 i), as it applies to drive-through uses on <i>pedestrian focus streets</i> , for lands located at 2660-2668 Binbrook Road East and 2651 Regional Road 56, a maximum of one drive-through facility accessory to a restaurant shall be permitted subject to the following: : ... |
| Area Specific Policy – Area X 5.4.11.X In addition to Section B.5.4.2.2 b) of Volume 2, for the lands located at 9255 Airport Road West (Block 94, Registered Plan No. 62M-1269), designated Low Density Residential 2c and identified as Site Specific Policy – Area X, public parkland, open space or other passive recreation uses shall be permitted. | Area Specific Policy – Area X 5.4.11.X In addition to Section B.5.4.2.2 b) of Volume 2, for the lands located at 9255 Airport Road West (Block 94, Registered Plan No. 62M-1269), designated Low Density Residential 2c and identified as Site Specific Policy – Area X, public parkland, open space or other <i>passive recreation uses</i> shall be permitted. |
| Site Specific Policy – Area H B.6.2.17.109 In addition to Section E.3.6 – High Density Residential of Volume 1, Section B.6.2.5.5 – High Density Residential Designation of Volume 2, and Section B.6.2.10 – Parks and Open Space Designations of Volume 2, for lands located at 925 Main Street West and 150 Longwood Road South, designated “High Density Residential 1” and “Open Space”, and identified as Site Specific Policy – Area H, the following policies shall apply: ... | Site Specific Policy – Area H B.6.2.17.9 In addition to Section E.3.6 – High Density Residential of Volume 1, Section B.6.2.5.5 – High Density Residential Designation of Volume 2, and Section B.6.2.10 – Parks and Open Space Designations of Volume 2, for lands located at 925 Main Street West and 150 Longwood Road South, designated “High Density Residential 1” and “Open Space”, and identified as Site Specific Policy – Area H, the following policies shall apply: ... |
| Site Specific Policy – Area K B.6.2.17.712 Notwithstanding Policy B.6.2.7.2 e) and h) ii) for The following policies shall apply to the lands designated Mixed Use – Medium Density, located at 1630 Main Street West and 69 Sanders | Site Specific Policy – Area K B.6.2.17.12 The following policies shall apply to the lands located at 1630 Main Street West and 69 Sanders Boulevard, designated Mixed Use – Medium Density and identified as Site Specific Policy – Area J |

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| <p>Boulevard, designated Mixed Use – Medium Density and identified as Site Specific Policy – Area J on Map B.6.2-1 – Ainslie Wood Westdale Secondary Plan – Land Use Plan:</p> <p>a) Notwithstanding Policy B.6.2.7.2 e), the maximum residential density shall be 585 units per gross hectare; and,</p> <p>b) Notwithstanding Policy B.6.2.7.2 h) ii), the maximum height of any multiple dwelling shall be limited to nine storeys.</p> | <p>on Map B.6.2-1 – Ainslie Wood Westdale Secondary Plan – Land Use Plan:</p> <p>a) Notwithstanding Policy B.6.2.7.2 e), the maximum residential density shall be 585 units per gross hectare; and,</p> <p>b) Notwithstanding Policy B.6.2.7.2 h) ii), the maximum height of any multiple dwelling shall be nine storeys.</p> |
| <p>Area Specific Policy – Area E</p> <p>B.7.6.9.21 The following policy shall apply to lands known as 1050 Paramount Drive and identified as Area Specific Policy Area “E” on Map B.7.6-1 – West Mountain (Heritage Green) Land Use Plan:</p> <p>a) Notwithstanding the gross floor area criteria of Policy E.3.8.6 of Volume 1 and Policy B.7.6.3.2 b) of Volume 1 2, the maximum gross floor area of any individual commercial establishment shall be 500 square metres and the maximum combined gross floor areas of any grouping of local commercial uses shall be 2,000square metres.</p> | <p>Area Specific Policy – Area E</p> <p>B.7.6.9.21 The following policy shall apply to lands known as 1050 Paramount Drive and identified as Area Specific Policy Area “E” on Map B.7.6-1 – West Mountain (Heritage Green) Land Use Plan:</p> <p>a) Notwithstanding the gross floor area criteria of Policy E.3.8.6 of Volume 1 and Policy B.7.6.3.2 b) of Volume 2, the maximum gross floor area of any individual commercial establishment shall be 500 square metres and the maximum combined gross floor areas of any grouping of local commercial uses shall be 2,000square metres.</p> |
| <p>B.8.4 Employment Area Policies</p> <p>...The Employment Supportive Centres are intended to serve as small-scale small scale focal points serving the amenity needs of the Airport Employment Growth District’s employees within a reasonable distance of their place of work.</p> | <p>B.8.4 Employment Area Policies</p> <p>...The Employment Supportive Centres are intended to serve as small scale focal points serving the amenity needs of the Airport Employment Growth District’s employees within a reasonable distance of their place of work.</p> |
| <p>Site Specific Policy – Area H</p> <p>8.17.8 In addition to the permitted uses in Policy B.8.4.5.1b) – Airport Prestige Business and B.8.4.5.3 – Employment Supportive Centre, for lands located at the southwest corner of Highway 6 and Garner Road, designated Airport Prestige Business and the lands located at the intersection of Garner Road East and Highway 6 identified as an Employment Supportive Centre, and identified on Map B.8-1 – Airport Employment Growth District Land Use Plan as Site Specific Policy – Area H,</p> <p>c) Notwithstanding Policy B.8.4.5.5, a retail store shall not exceed 500 square metres the gross floor area for any individual retail store shall not exceed 500 square metres.</p> | <p>Site Specific Policy – Area H</p> <p>8.17.8 In addition to the permitted uses in Policy B.8.4.5.1b) – Airport Prestige Business and B.8.4.5.3 – Employment Supportive Centre, for lands located at the southwest corner of Highway 6 and Garner Road, designated Airport Prestige Business and the lands located at the intersection of Garner Road East and Highway 6 identified as an Employment Supportive Centre, and identified on Map B.8-1 – Airport Employment Growth District Land Use Plan as Site Specific Policy – Area H,</p> <p>c) the gross floor area for any individual retail store shall not exceed 500 square metres.</p> |

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| <p>Site Specific Policy – Area J B.8.17.10 In addition to Policy B.8.4.5.1, for the lands located at 2012 Upper James Street (to be changed to 2060 Upper James Street), designated Airport Prestige Business, located at 2012 Upper James Street (to be changed to 2060 Upper James Street) and identified as Site Specific Policy – Area J on Airport Employment Growth District Secondary Plan – Land Use Plan, Map B.8-1, a Place of Worship shall also be permitted on the portion of lands designated Airport Prestige Business.</p> | <p>Site Specific Policy – Area J B.8.17.10 In addition to Policy B.8.4.5.1, for the lands located at 2012 Upper James Street (to be changed to 2060 Upper James Street), designated Airport Prestige Business and identified as Site Specific Policy – Area J on Airport Employment Growth District Secondary Plan – Land Use Plan, Map B.8-1, a Place of Worship shall also be permitted.</p> |

