

DRAFT Urban Hamilton Official Plan Amendment No. X

The following text, together with:

Appendix “A”	Volume 2: Appendix A – Secondary Plan Index Map
Appendix “B”	Volume 2: Map 7.2-1 – Old Town 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 add additional lands within the Secondary Plan area and add a Site Specific Policy to permit a mixed use development with a maximum height of 12 storeys on the subject lands.

2.0 Location:

The lands affected by this Amendment are known municipally as 95, 99, 103 and 105 Highway No. 8, in the former City of Stoney Creek and City of Hamilton.

3.0 Basis:

The basis for permitting this Amendment is:

- The proposed development will be compatible with and complementary to the residential and commercial uses within the surrounding community;
- The proposed development efficiently utilizes existing infrastructure and supports transit;
- The proposed development implements the Residential Intensification and Mixed Use – Medium Density Designation policies of Volume 1 of the Urban Hamilton Official Plan;
- 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 2 – Secondary Plans

Text

4.1.1 Chapter B.7.0 – Stoney Creek Secondary Plans – Section B.7.2 – Old Town Secondary Plan

- a. That Volume 2: Chapter B.7.0 – Stoney Creek Secondary Plans, Section B.7.2 – Old Town Secondary Plan be amended by adding a new Site Specific Policy, as follows:

“Site Specific Policy – Area X

B.7.2.8.X Notwithstanding Policy B.7.2.4.2 c) of Volume 2, for the lands located at 95, 99, 103 and 105 Highway 8, designated Mixed-Use Medium Density, and identified as Site Specific Policy Area “X” on Map B.7.2-1, the following policies shall also apply:

- a) the building height shall not exceed 12 storeys.”

Maps

4.1.2 Map

- a. That Volume 2: Secondary Plan Index Map be amended by adding lands to the Old Town Secondary Plan area, as shown on Appendix “A” attached to this amendment.
- b. That Volume 2: Map B.7.2-1 – Old Town Secondary Plan – Land Use Plan be amended by:
- i) adding lands to the Old Town Secondary Plan area and designating the lands “Mixed Use – Medium Density”; and,
 - ii) identifying the subject lands as Site Specific Policy – Area “X”, as shown on Appendix “B”, attached to this Amendment.

5.0 Implementation:

An implementing Zoning By-Law Amendment and Site Plan 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 ___, 2023.

**The
City of Hamilton**

A. Horwath
MAYOR

A. Holland
CITY CLERK



