

DRAFT Rural Hamilton Official Plan Amendment No. X

The following text constitutes Official Plan Amendment No. “X” to the Rural Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to:

- Amend the Parkland Policies of Volume 1 to incorporate social equality factors into the determination of parkland amount and type and reduce the Minimum Service Radius/ Walking Distance to Neighbourhood Parks; and,
- Amend the Parkland Dedication Policies of Volume 1 by increasing the number of units for the calculation of parkland dedication for residential uses and to establish parkland dedication rates for plans of subdivision based on land area.

2.0 Location:

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

3.0 Basis:

The basis for permitting this Amendment is:

- The Amendment implements the recommendations of the City of Hamilton Parks Master Plan (September 2023);
- The Amendment is consistent with amendments made to the *Planning Act* through Bill 23, *More Homes Built Faster Act, 2022* 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 B – Communities

- a. That Policies B.3.5.3.9 and B.3.5.3.14 of Volume 1: Chapter B – Communities be amended, as outlined in Appendix “A” attached to this amendment.

4.1.2 Chapter F – Implementation

- a. That Policy F.1.18.1 of Volume 1: Chapter F – Implementation be amended, as outlined in Appendix “B” attached to this amendment.

5.0 Implementation:

An implementing amendment to the City's Parkland Dedication By-law will give effect to the amendments to the Rural Hamilton Official Plan.

This Official Plan Amendment is Schedule “1” to By-law No. _____ passed on the ___th day of ___, 2024.

**The
City of Hamilton**

A. Horwath
MAYOR

J. Pilon
ACTING CITY CLERK

Appendix “A” – Volume 1, Chapter B – Communities

Proposed Change			Proposed New / Revised Policy		
Grey highlighted strikethrough text = text to be deleted			Bolded text = text to be added		
<p>B.3.5.3.9 To ensure the provision of an adequate amount of parkland, the following standards shall be used in the determination of parkland needs:</p> <p>a) Rural Settlement Areas (as defined on Schedule D – Rural Land Use Designations, and Maps 1 to 19 in Volume 2 of this Plan)</p>			<p>B.3.5.3.9 To ensure the provision of an adequate amount of parkland, the following standards shall be used in the determination of parkland needs:</p> <p>a) Rural Settlement Areas (as defined on Schedule D – Rural Land Use Designations, and Maps 1 to 19 in Volume 2 of this Plan)</p>		
Park Classification	Per 1,000 Population (Ratios)	Minimum Service Radius/ Walking Distance	Park Classification	Per 1,000 Population (Ratios)	Minimum Service Radius/ Walking Distance
Neighbourhood Parks	0.7 ha/1000	800 m 500 m	Neighbourhood Parks	0.7 ha/1000	500 m
Community Parks	0.7 ha/1000	n/a	Community Parks	0.7 ha/1000	n/a
<p>i) Any park with an equivalent function to a Neighbourhood Park, as described in Policy B.3.5.3.4 a) and as determined by the City, shall satisfy the 500 metre Minimum Service Radius / Walking Distance standard established in Policy B.3.5.3.9 a).</p>			<p>i) Any park with an equivalent function to a Neighbourhood Park, as described in Policy B.3.5.3.4 a) and as determined by the City, shall satisfy the 500 metre Minimum Service Radius / Walking Distance standard established in Policy B.3.5.3.9 a).</p>		
<p>B.3.5.3.14 Through the review and preparation of Rural Settlement Area Plans, the City shall determine the amount and type of park required based on the following considerations:</p> <p>a) The parkland standards in Section B.3.5.3.9;</p> <p>b) Projected population;</p> <p>c) The location of other parks in adjacent areas;</p> <p>d) The feasibility of locating parks near schools and Natural Open Spaces; and</p> <p>e) Site characteristics (slope, natural features, frontage in a public road) as defined by the Landscape Manual for Parks, adopted by Council. (OPA 5) (OPA 23); and,</p>			<p>B.3.5.3.14 Through the preparation of Rural Settlement Area Plans, the City shall determine the amount and type of park required based on the following considerations:</p> <p>a) The parkland standards in Section B.3.5.3.9;</p> <p>b) Projected population;</p> <p>c) The location of other parks in adjacent areas;</p> <p>d) The feasibility of locating parks near schools and Natural Open Spaces;</p> <p>e) Site characteristics (slope, natural features, frontage in a public road) as defined by the Landscape Manual for Parks, adopted by Council. (OPA 5) (OPA 23); and,</p>		

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f) Social equity factors such as the proportion of-potential low-income households and consideration of the availability of private amenity space.	f) Social equity factors such as the proportion of-potential low-income households and consideration of the availability of private amenity space.

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

Proposed Change	Proposed New / Revised Policy
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<p>F.1.18.1 In accordance with the <i>Planning Act</i>, and in considering any <i>development/redevelopment</i> proposal, plan of subdivision or consent to sever, Council shall determine whether to require the dedication of parkland or require cash-in-lieu of such dedication.</p> <p>a) Council shall require a parkland dedication in an amount not exceeding 5% for residential proposals, or alternatively, shall not exceed a rate of 1.0 hectare for each 300 600 dwelling units proposed where land is dedicated or 1.0 hectare for each 1,000 net dwelling units where cash-in-lieu of payment is provided.</p> <p>The rate to be applied will be that which yields the greater amount of either land or cash-in-lieu, or a combination thereof for <i>developments or redevelopment</i> that contain a mix of residential densities. The maximum parkland dedication shall also include any reductions required by the <u>Planning Act</u> for affordable or attainable residential units or non-profit housing development.</p> <p>For the purposes of calculating parkland dedication on the basis of the number of units, the following rates shall apply to any dedication of parkland or cash-in-lieu as a condition of residential <i>development or redevelopment</i>:</p> <p>i) In the case of lands to be developed for an individual single detached dwelling in a rural area, the parkland dedication shall be based on an amount not to exceed 2.5% of a 0.4 hectare lot. This policy is not applicable to designated Rural Settlement Areas.</p>	<p>F.1.18.1 In accordance with the <i>Planning Act</i>, and in considering any <i>development/redevelopment</i> proposal, plan of subdivision or consent to sever, Council shall determine whether to require the dedication of parkland or require cash-in-lieu of such dedication.</p> <p>a) Council shall require a parkland dedication in an amount not exceeding 5% for residential proposals, or alternatively, shall not exceed a rate of 1.0 hectare for each 600 dwelling units proposed where land is dedicated or 1.0 hectare for each net 1,000 dwelling units where cash-in-lieu of payment is provided.</p> <p>The rate to be applied will be that which yields the greater amount of either land or cash-in-lieu. The maximum parkland dedication shall also include any reductions required by the <u>Planning Act</u> for <i>affordable</i> or attainable residential units or non-profit housing development.</p> <p>For the purposes of calculating parkland dedication on the basis of the number of units, the following rates shall apply to any dedication of parkland or cash-in-lieu as a condition of residential <i>development or redevelopment</i>:</p> <p>i) In the case of lands to be developed for an individual single detached dwelling in a rural area, the parkland dedication shall be based on an amount not to exceed 2.5% of a 0.4 hectare lot. This policy is not applicable to designated Rural Settlement Areas.</p>

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<p>ii) Notwithstanding Policy F.1.18.1 a) i), Council may consider reducing the residential parkland dedication rate for: dwellings within specific geographic areas of the City; specific dwelling unit types; and, certain types of charitable, non-profit or social/<i>affordable</i> housing, as provided for in the Parkland Dedication By-law. (OPA 13)</p> <p>b) Council shall require a parkland dedication in the amount not exceeding 2% for commercial purposes except as exempted in the Parkland Dedication By-law.</p> <p>c) Council shall require a parkland dedication in an amount not exceeding 5% for institutional proposals, and all other land use proposals other than residential and commercial uses, subject to any exemption as set out in the Parkland Dedication By-law. (OPA 13)</p> <p>d) Council shall require a combination of dedication rates as defined in Policy F.1.18.1 applicable to specific use and/or density for any <i>development</i> including a subdivision containing lands proposed for a variety of land uses.</p> <p>e) Notwithstanding Policy F.1.18.1 a) and Policy F.1.18.1 a) i), the maximum alternative parkland dedication shall also be limited by any maximums required by the <i>Planning Act</i>.</p>	<p>ii) Notwithstanding Policy F.1.18.1 a) i), Council may consider reducing the residential parkland dedication rate for: dwellings within specific geographic areas of the City; specific dwelling unit types; and, certain types of charitable, non-profit or social/<i>affordable</i> housing, as provided for in the Parkland Dedication By-law. (OPA 13)</p> <p>b) Council shall require a parkland dedication in the amount not exceeding 2% for commercial purposes except as exempted in the Parkland Dedication By-law.</p> <p>c) Council shall require a parkland dedication in an amount not exceeding 5% for institutional proposals, and all other land use proposals other than residential and commercial uses, subject to any exemption as set out in the Parkland Dedication By-law. (OPA 13)</p> <p>d) Council shall require a combination of dedication rates as defined in Policy F.1.18.1 applicable to specific use and/or density for any <i>development</i> including a subdivision containing lands proposed for a variety of land uses.</p> <p>e) Notwithstanding Policy F.1.18.1 a) and Policy F.1.18.1 a) i), the maximum alternative parkland dedication shall also be limited by any maximums required by the <i>Planning Act</i>.</p>