




CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
 Planning Division

TO:	Chair and Members Planning Committee
COMMITTEE DATE:	December 3, 2024
SUBJECT/REPORT NO:	Applications for an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision for Lands Located at 9555 Airport Road West, Glanbrook (PED24195) (Ward 11)
WARD(S) AFFECTED:	Ward 11
PREPARED BY:	James Van Rooi (905) 546-2424 Ext. 4283
SUBMITTED BY:	Anita Fabac Acting Director, Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

- (a) That **Amended Official Plan Amendment Application UHOPA-21-008, by A.J. Clarke and Associates Ltd. (c/o Stephen Fraser) on behalf of Hopewell Developments Inc., Owner**, to amend the Urban Hamilton Official Plan by identifying lands as “Core Areas” and removing the identification of the eastern “Key Hydrologic Feature Streams” on Schedule B – Natural Heritage System, to add the identification of “Key Natural Heritage and Key Hydrologic Feature Wetlands” on Schedule B-4 – Detailed Natural Heritage Features Key Natural Heritage Features and Key Hydrologic Feature Wetlands, to remove the identification of “Key Hydrologic Feature Streams” on Schedule B-8 – Detailed Natural Heritage Features Key Hydrologic Feature Streams within the Urban Hamilton Official Plan Volume 1, to amend the Airport Employment Growth District Secondary Plan by adding “Site Specific Policy – Area X” and “Site Specific Policy Area Y” on the Airport Employment Growth District Secondary Plan – Land Use Plan, identifying a wetland as “Core Areas”, removing the identification of “Support/Indirect Fish Habitat”, and changing the identification from “Seasonal Habitat” to “Support/Indirect Fish Habitat” on the Airport Employment Growth District Secondary Plan – Natural Heritage System, to permit employment uses (warehousing) and to recognize a wetland and watercourse, for lands located at

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9555 Airport Road West, as shown in Appendix “A” attached to Report PED24195, be **APPROVED** on the following basis:

- (i) That the draft Official Plan Amendment, attached as Appendix “B” to Report PED24195, be adopted by City Council; and,
 - (ii) That the proposed Official Plan Amendment is consistent with the Provincial Planning Statement (2024).
- (b) That **Amended Zoning By-law Amendment Application ZAC-21-018, by A.J. Clarke and Associates Ltd. (c/o Stephen Fraser) on behalf of Hopewell Developments Inc., Owner**, for a change in zoning from the Airport Related Business (M8, H37) Zone to the Airport Related Business (M8, 919) Zone and the Conservation/Hazard Land (P5, 920) Zone, add warehousing as a permitted use, provide site specific regulations for warehousing, and removal of the ‘H37’ Holding Provision, for lands located at 9555 Airport Road West, as shown on attached Appendix “A” to Report PED24195, be **APPROVED** on the following basis:
- (i) That the draft By-law, attached as Appendix “C” to Report PED24195, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
 - (ii) That the proposed changes in zoning are consistent with the Provincial Planning Statement (2024); and,
 - (ii) That this amending By-law will comply with the Urban Hamilton Official Plan and the Airport Employment Growth District Secondary Plan upon adoption of Official Plan Amendment No. ____.
- (c) That **Amended Draft Plan of Subdivision Application 25T-202106, by A.J. Clarke and Associates Ltd. (c/o Steven Fraser), on behalf of Hopewell Developments Inc., Owner**, on lands located at 9555 Airport Road West, as shown on Appendix “A” attached to Report PED24195, be **APPROVED**, in accordance with By-law No. 07-323 being the delegation of the City of Hamilton’s Assigned Authority Under the *Planning Act* for the Approval of Subdivisions and Condominiums, on the following basis:
- (i) That this approval apply to the Draft Plan of Subdivision 25T-202106, titled “9555 Airport Road” certified by Nicholas P. Muth, O.L.S., dated February 13, 2024, consisting of two blocks for employment uses (Blocks 1 and 2), one block for a right-of-way dedication (Block 3), and the extension of a

public road (Street 'A'), as shown on Appendix "F" attached to Report PED24195;

- (ii) That the Owner enter into a Standard form Subdivision Agreement as approved by City Council and with the Special Conditions of Draft Plan of Subdivision Approval, 25T-202106, as shown on Appendix "G" attached to Report PED24195, be received and endorsed by City Council;
- (iii) That in accordance with the City's Comprehensive Development Guidelines and Financial Policies Manual there will be no City of Hamilton cost sharing for this subdivision; and,
- (iv) That payment of Cash-in-Lieu of Parkland will be required, pursuant to Section 51 of the *Planning Act*, prior to the issuance of each building permit. The calculation for the Cash-in-Lieu payment shall be based on the value of the lands on the day prior to the issuance of each building permit, all in accordance with the Financial Policies for Development and the City's Parkland Dedication By-law, as approved by Council.

EXECUTIVE SUMMARY

The subject lands are municipally known as 9555 Airport Road West in Mount Hope, Glanbrook and are located on the south side of Airport Road West, east of the Highway No. 6 ramp that links the highway to the Hamilton International Airport, north of Highway No. 6 and west of a residential subdivision known as the Lancaster Heights Subdivision. The applicant has applied for an Urban Hamilton Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision to permit warehousing as an additional employment use.

The purpose of the amended Official Plan Amendment application is to amend Volume 1, as follows:

- Schedule B – Natural Heritage System, add lands identified as "Core Areas" and remove the eastern "Key Hydrologic Feature Stream";
- Schedule B-4 – Detailed Natural Heritage Features Key Natural Heritage Features and Key Hydrologic Feature Wetlands, add lands identified as "Key Natural Heritage and Key Hydrologic Feature Wetlands"; and,
- Schedule B-8 – Detailed Natural Heritage Features Key Hydrologic Feature Streams, remove the eastern "Key Hydrologic Feature Stream"

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And amend Volume 2 as follows:

- Map B.8-1 – Airport Employment Growth District Secondary Plan – Land Use Plan, add “Site Specific Policy – Area X” to the “Airport Related Business” designation to permit warehousing on the subject lands;
- Map B.8-1 – Airport Employment Growth District Secondary Plan – Land Use Plan, add “Site Specific Policy – Area Y” to apply the Natural Open Space designation policies.
- Map B.8-2 – Airport Employment Growth District Secondary Plan – Natural Heritage System, add lands identified as “Core Areas” for Natural Heritage Features and Key Hydrologic Feature Wetlands;
- Map B.8-2 – Airport Employment Growth District Secondary Plan – Natural Heritage System, remove the identification of the eastern “Support/Indirect Fish Habitat”; and,
- Map B.8-2 – Airport Employment Growth District Secondary Plan – Natural Heritage System, change the identification of the western “Seasonal Habitat” to “Support/Indirect Fish Habitat”

The purpose of the amended Zoning By-law Amendment application is for a change in zoning from the Airport Related Business (M8, H37) Zone to the Airport Related Business (M8, 919) Zone and the Conservation/Hazard Land (P5, 920) Zone to permit warehouses and to recognize a watercourse and wetland and an associated vegetation protection zone as well as enhancement areas, as shown in Appendix “C” attached to Report PED24195. Site specific modifications to the Airport Related Business (M8) Zone and the Conservation/Hazard Land (P5) Zone are proposed to accommodate the proposed development, which are discussed in detail in Appendix “D” attached to Report PED24195. The ‘H37’ Holding Provision requires that lands subject to this provision have access to servicing, the provision of adequate municipal water, municipal wastewater, and transportation infrastructure in accordance with the respective master plans for the Airport Employment Growth District. Through the Draft Plan of Subdivision and its conditional approval process these lands will be adequately serviced in accordance with respective master plans.

The proposed Draft Plan of Subdivision consists of two industrial blocks for employment uses (Blocks 1 and 2), one block for a right-of-way widening dedication block (Block 3), and the extension of Westland Drive (Street ‘A’).

The proposed amended Official Plan Amendment, amended Zoning By-law Amendment and Draft Plan of Subdivision applications have merit and can be supported for the following reasons:

- They are consistent with the Provincial Planning Statement (2024);

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- They comply with the Urban Hamilton Official Plan and Airport Employment Growth District Secondary Plan upon adoption of the Official Plan Amendment; and,
- The proposal is compatible with the existing land uses in the immediate area, and represents good planning by, among other things, contributing to employment through expanding upon the broad range of uses benefiting from proximity to major infrastructure, achieves the planned urban structure and supports developing a complete community, and supports the natural heritage system by protecting streams and wetlands.

Alternatives for Consideration – See Page 18

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: N/A

Staffing: N/A

Legal: As required by the *Planning Act*, Council shall hold a public meeting to consider an application for an Official Plan Amendment and Zoning By-law Amendment. *Bill 23* amended the *Planning Act* to remove the mandatory requirement for a public meeting to consider a Draft Plan of Subdivision.

HISTORICAL BACKGROUND

Application Details	
Owner:	Hopewell Developments Inc.
Applicant:	A.J Clarke and Associates Ltd. (c/o Stephen Fraser)
File Number:	UHOPA-21-008, ZAC-21-018 and 25T-202106.
Type of Applications:	Urban Hamilton Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision.
Proposal:	<p>The purpose of the amended Official Plan Amendment application is to amend the following Volume 1 Schedules:</p> <ul style="list-style-type: none">• Schedule B – Natural Heritage System, add lands identified as “Core Areas” and remove the eastern “Key Hydrologic Feature Stream”;• Schedule B-4 – Detailed Natural Heritage Features Key Natural Heritage Features and Key Hydrologic Feature

<p>Proposal: (continued)</p>	<p>Wetlands, add lands identified as “Key Natural Heritage and Key Hydrologic Feature Wetlands”; and,</p> <ul style="list-style-type: none"> • Schedule B-8 – Detailed Natural Heritage Features Key Hydrologic Feature Streams, remove the eastern “Key Hydrologic Feature Stream” <p>Amend Volume 2 as follows:</p> <ul style="list-style-type: none"> • Map B.8-1 – Airport Employment Growth District Secondary Plan – Land Use Plan, add “Site Specific Policy – Area X” to the “Airport Related Business” designation to permit warehousing on the subject lands; • Map B.8-1 – Airport Employment Growth District Secondary Plan – Land Use Plan, add “Site Specific Policy – Area Y” to apply the Natural Open Space designation policies. • Map B.8-2 – Airport Employment Growth District Secondary Plan – Natural Heritage System, add lands identified as “Core Areas” for Key Natural Heritage Features and Key Hydrologic Feature Wetlands; • Map B.8-2 – Airport Employment Growth District Secondary Plan – Natural Heritage System, remove the identification of the eastern “Support/Indirect Fish Habitat”; • Map B.8-2 – Airport Employment Growth District Secondary Plan – Natural Heritage System, change the identification of the western “Seasonal Habitat” to “Support/Indirect Fish Habitat” <p>The original application only considered amendments to Volume 2, however amendments to both Volume 1 and 2 are recommended to recognize the wetland and watercourse.</p> <p>The purpose of the amended Zoning By-law Amendment application is for a change in zoning from the Airport Related Business (M8, H37) Zone to the Airport Related Business (M8, 919) Zone and the Conservation/Hazard Land (P5, 920) Zone. The ‘H37’ Holding provision is being removed as lands will be adequately serviced through the Draft Plan of Subdivision process. Site specific modifications to the Airport Related Business (M8) Zone and the Conservation/Hazard Land (P5) Zone are proposed to accommodate the proposed development, which are discussed in detail in Appendix “D” attached to Report PED24195. The original Zoning By-law</p>
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<p>Proposal: (continued)</p>	<p>Amendment application did not include a setback for loading areas, a maximum height, specific landscaped area widths, and the Conservation/Hazard Land (P5) Zone and did not deem the exterior boundaries of Blocks 1 and 2 as lot lines.</p> <p>The proposed Draft Plan of Subdivision consists of two blocks for employment uses (Blocks 1 and 2), one block for a right-of-way widening dedication (Block 3), and the extension of Westland Drive (Street 'A').</p> <p>The effect of these applications is to recognize a watercourse, a wetland, and an associated vegetation protection zone as well as enhancement areas to facilitate the development of three warehouses, totalling 70,478 square metres of gross floor area, 442 parking spaces, and 169 loading spaces. The site would have access from the proposed extension of Westland Drive (Street 'A'), as shown in Appendix "E" attached to Report PED24195.</p>
<p>Property Details</p>	
<p>Municipal Address:</p>	<p>9555 Airport Road West</p>
<p>Lot Area:</p>	<p>18.07 ha.</p>
<p>Servicing:</p>	<p>Full municipal services.</p>
<p>Existing Use:</p>	<p>Vacant lands.</p>
<p>Documents</p>	
<p>Provincial Planning Statement:</p>	<p>The proposal is consistent with the Provincial Planning Statement (2024).</p>
<p>Official Plan Existing:</p>	<p>"Employment Areas" on Schedule E – Urban Structure and "Airport Employment Growth District" on Schedule E-1 – Urban Land Use Designations.</p> <p>Identified as "Key Hydrologic Feature Streams" on Schedule B – Natural Heritage System and "Key Hydrologic Feature Streams" on Schedule B-8 – Detailed Natural Heritage Features Key Hydrologic Feature Streams. No features are</p>

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<p>Official Plan Existing: (continued)</p>	<p>currently identified on Schedule B-4 – Detailed Natural Heritage Features Wetlands.</p>
<p>Official Plan Proposed:</p>	<p>The purpose of the amended Official Plan Amendment application is to amend Volume 1, as follows:</p> <ul style="list-style-type: none"> • Schedule B – Natural Heritage System, add lands identified as “Core Areas” and remove the eastern “Key Hydrologic Feature Stream”; • Schedule B-4 – Detailed Natural Heritage Features Key Natural Heritage Features and Key Hydrologic Feature Wetlands, add lands identified as “Key Natural Heritage and Key Hydrologic Feature Wetlands”; and, • Schedule B-8 – Detailed Natural Heritage Features Key Hydrologic Feature Streams, remove the eastern “Key Hydrologic Feature Stream” <p>Amend Volume 2 as follows:</p> <ul style="list-style-type: none"> • Map B.8-1 – Airport Employment Growth District Secondary Plan – Land Use Plan, add “Site Specific Policy – Area X” to the “Airport Related Business” designation to permit warehousing on the subject lands; • Map B.8-1 – Airport Employment Growth District Secondary Plan – Land Use Plan, add “Site Specific Policy – Area Y” to apply the Natural Open Space designation policies. • Map B.8-2 – Airport Employment Growth District Secondary Plan – Natural Heritage System, add lands identified as “Core Areas” for Key Natural Heritage Features and Key Hydrologic Feature Wetlands; • Map B.8-2 – Airport Employment Growth District Secondary Plan – Natural Heritage System, remove the identification of the eastern “Support/Indirect Fish Habitat”; • Map B.8-2 – Airport Employment Growth District Secondary Plan – Natural Heritage System, change the identification of the western “Seasonal Habitat” to “Support/Indirect Fish Habitat”
<p>Secondary Plan Existing:</p>	<p>“Airport Related Business” “Seasonal Habitat” and “Support/Indirect Fish Habitat” identified on Map B.8-2.</p>

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<p>Secondary Plan Proposed:</p>	<p>Add “Site Specific Policy – Area X” and add “Site Specific Policy – Area Y” on Map B.8-1 – Airport Employment Growth District Secondary Plan – Land Use Plan.</p> <p>Remove “Support/Indirect Fish Habitat”, add “Core Areas” and change “Seasonal Habitat” to “Support/Indirect Fish Habitat” on Map B.8-2 Airport Employment Growth District Secondary Plan – Natural Heritage System.</p>
<p>Zoning Existing:</p>	<p>City of Hamilton Zoning By-law No. 05-200 Airport Related Business (M8, H37) Zone.</p>
<p>Zoning Proposed:</p>	<p>City of Hamilton Zoning By-law No. 05-200 Airport Related Business (M8, 919) Zone and Conservation/Hazard (P5, 920) Zone.</p>
<p>Modifications Proposed:</p>	<p>The following modifications to the Airport Related Business (M8, 919) Zone were proposed by the applicant and are supported by staff:</p> <ul style="list-style-type: none"> • To deem the Airport Related Business (M8, 919) Zone as one lot; • To add warehouse as a permitted use; • To include a minimum setback of 20 metres for any portion of a property lot line abutting a property lot line within a Residential Zone; • To include a minimum setback of 70 metres for any loading space or facility from a Residential Zone; • To include a maximum building height of 15.6 metres and for it to be in accordance with the Airport Zoning Regulation; • To decrease the landscaped area abutting Highway No. 6 from 6.0 metres to 1.0 metre; and, • To decrease the landscaped area abutting Street ‘A’ from 6.0 metres to 3.0 metres. <p>The following modifications are required for the Conservation/Hazard Land (P5, 920) Zone:</p> <ul style="list-style-type: none"> • To permit buildings or structures to be setback a minimum of 0.0 metres from the east side of the Conservation/ Hazard Land (P5, 920) Zone boundary.

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Modifications Proposed: (continued)	A complete analysis of the proposed modifications is attached as Appendix “D” attached to Report PED24195.
Processing Details	
Received:	April 15, 2021.
Deemed Complete:	April 27, 2021.
Notice of Complete Application:	Sent to 19 property owners within 120 metres of the subject property on April 27, 2021.
Public Notice Sign:	Posted May 6, 2021, and updated November 6, 2024, with the public meeting date.
Notice of Public Meeting:	Sent to 165 property owners within 120 metres of the subject property on November 15, 2024.
Staff and Agency Comments:	Staff and agency comments have been summarized in Appendix “I” attached to Report PED24195.
Public Consultation:	At the time of preparing this report one letter requesting further notification was provided. In addition to the <i>Planning Act</i> notification requirements, the applicants hosted a public open house meeting on November 6, 2024, at the Mount Hope Community Hall. A comment summary of the public open house meeting is provided in Appendix “J” attached to Report PED24195.
Public Comments:	Staff received two written submissions in support of the applications with request for notification. The comments and summary response to comments is provided in Appendix “J” attached to Report PED24195.
Revised Submissions:	July 20, 2022; March 28, 2023; February 29, 2024; and, August 16, 2024.
Processing Time:	1328 days, 109 days from latest submission.

Existing Land Use and Zoning

	Existing Land Use	Existing Zoning
Subject Lands:	Vacant	Airport Related Business (M8, H37) Zone.
Surrounding Lands:		
North	Hamilton International Airport	Airport (U1) Zone.
South	Agricultural, Conservation, and vacant	Agriculture (A1) Zone, Conservation/Hazard Land Rural (P7) Zone, and Airport Related Business (M8, H37) Zone.
East	Single Detached Dwellings, Street Townhouse Dwellings and Residential Condominium Block	Residential “R4-218a” Zone, Modified, Residential Multiple “RM2-194a” Zone, Modified, Residential Multiple “RM3-284a” Zone, Modified, Open Space (P4) Zone, and Conservation/Hazard Land (P5) Zone.
West	Agricultural	Rural (A2, 272) Zone.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

Provincial Planning Statement (2024)

A full review of the applicable Provincial Planning Statement (2024) is provided in Appendix “H” attached to Report PED24195. The Provincial Planning Statement (2024) changed the definition of Employment Area to specifically reference, and expand on, the definition of “Area of Employment” in the *Planning Act*:

“Employment Area: those areas designated in an official plan for clusters of business and economic activities including manufacturing, research, and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities. An employment area also includes areas of land described

by subsection 1(1.1) of the *Planning Act*. Uses that are excluded from employment areas are institutional and commercial, including retail and office not associated with the primary employment use listed above.”

The proposal to permit warehousing is consistent with the new definition in the Provincial Planning Statement. The proposed development supports economic development and competitiveness by providing opportunities for a diversified economic base. The proposal contributes to a range of employment uses and is in proximity to major infrastructure such as the Hamilton International Airport and Highway No. 6 and supports goods movement. The proposal will be appropriately designed and mitigated from sensitive land uses to the east and will be designed in accordance with Airport Zoning Regulations. The proposal supports the natural heritage system by protecting streams and wetlands.

Based on the foregoing, the proposal is consistent with the Provincial Planning Statement (2024).

Urban Hamilton Official Plan and Airport Employment Growth District Secondary Plan

The subject lands contain an unevaluated wetland and two watercourses. The proposed amendments to the natural heritage system will recognize the unevaluated wetland and western watercourse. The natural heritage system amendments to Volume 1 are to add “Core Areas” to identify a wetland and remove identification of “Key Hydrologic Feature Streams” on Schedule B – Natural Heritage System, add “Key Natural Heritage and Key Hydrologic Feature Wetlands” on Schedule B-4 – Detailed Natural Heritage Features Key Natural Heritage Features and Key Hydrologic Feature Wetlands, and remove identification of the eastern “Key Hydrologic Feature Streams” on Schedule B-8 – Detailed Natural Heritage Features Key Hydrologic Feature Streams and remove the eastern “Support/Indirect Fish Habitat”, add “Core Areas”, and change the western “Seasonal Habitat” to “Support/Indirect Fish Habitat” on Map B.8-2 Airport Employment Growth District Secondary Plan – Natural Heritage System. The amendments to Volume 2 also identify a portion of lands as “Site Specific Policy – Area Y”, on Map B.8-1 – Airport Employment Growth District Secondary Plan – Land Use Plan to apply the Natural Open Space policies of the Secondary Plan to those lands. Staff note that the eastern watercourse is being redirected, and due to its limited function, is not being recognized in the natural heritage system mapping. The existing unevaluated wetland and western watercourse will be further protected by the implementing zoning by-law that will rezone the lands from an Airport Related Business (M8, H37) Zone to a Conservation/Hazard Land (P5, 920) Zone. The proposed zoning also includes a vegetation protection zone and enhancement areas. A full policy analysis regarding the

natural heritage system policies is provided in Appendix “H” attached to Report PED24195.

The subject lands are identified as “Employment Area” on Schedule E – Urban Structure and designated “Airport Employment Growth District” on Schedule E-1 – Urban Land Use Designations in the Urban Hamilton Official Plan, and further designated “Airport Related Business” on Map B.8-1 – Airport Employment Growth District Secondary Plan – Land Use Plan. A full policy analysis of the applicable Urban Hamilton Official Plan policies is provided in attached Appendix “H” attached to Report PED24195.

The “Airport Related Business” designation is intended to facilitate the development of businesses and industries that directly benefit from proximity to the Hamilton International Airport or provide services to travellers. The goal of this designation is to provide employment opportunities in a strategic location and contribute to a hub for aviation and related industries. Although the designation intends to provide services to travellers, staff note the lands have limited access from Airport Road, thereby limiting exposure to the travelling public, and further discussion on the access to the site is provided in Appendix “H” attached to Report PED24195.

The current “Airport Related Business” designation permits labour association halls, convention centres, trade schools, restaurants, commercial rental establishments, financial institutions and more. The purpose of the Official Plan Amendment is to add “Site Specific Policy – Area X” to the balance of the lands in the “Airport Related Business” designation to permit warehouses as an employment use.

The proposed amendments can be supported as the proposed development will provide a greater range of employment types within proximity to a federally regulated airport. The addition of warehouses as an employment use in proximity to the airport and highway will contribute to efficient movement of goods. As mentioned previously, the proposal maintains the existing permitted uses in the “Airport Related Business” designation, however many of these uses are also permitted in the “District Commercial” designation in the Mount Hope Secondary Plan. If the subject lands are not used for the other uses permitted in the Airport Related Business designation, there is still opportunity for these uses to locate in a number of underutilized properties that are along Airport Road West from Provident Way to Upper James Street. The proposal has included a number of measures to mitigate impacts on sensitive land uses to the east, which includes a 20 metre setback built in to the proposed Zoning By-law. The proposed Zoning By-law also implements a 70 metre setback from residential properties to loading areas. In addition to the separation distances, there will be vegetation planted along the eastern property line with fencing and a noise wall for mitigation to sensitive land uses.

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The proposal achieves the Airport Employment Growth District's target of a minimum of 37 employees per net hectare.

The proposal can be supported as there will be sufficient municipal infrastructure to support the industry anticipated for the development. The proposal will facilitate development of employment land uses with appropriate land use transitions to sensitive land uses and define the limits of natural heritage and stormwater infrastructure to mitigate risks to environmental, public health and safety.

Based on the foregoing, the proposal complies with the Urban Hamilton Official Plan and Airport Employment Growth District Secondary Plan upon adoption of the Official Plan Amendment.

City of Hamilton Zoning By-law No. 05-200

The purpose of the amended Zoning By-law Amendment application is for a change in zoning from the Airport Related Business (M8, H37) Zone to the Airport Related Business (M8, 919) Zone and the Conservation/Hazard Land (P5, 920) Zone to permit warehouses and to recognize a watercourse, a wetland, and an associated vegetation protection zone as well as enhancement areas, as shown in Appendix "C" attached to Report PED24195. Site specific modifications to the Airport Related Business (M8) Zone and the Conservation/Hazard Land (P5) Zone are proposed to accommodate the proposed development, which are summarized in the Report Fact Sheet above and further discussed in detail in Appendix "D" attached to Report PED24195.

The lands are currently zoned Airport Related Business (M8, H37) Zone. The 'H37' Holding Provision requires that lands subject to this provision have access to servicing, the provision of adequate municipal water, municipal wastewater, and transportation infrastructure in accordance with the respective master plans for the Airport Employment Growth District. Through the Draft Plan of Subdivision and its conditional approval process these lands will be adequately serviced in accordance with respective master plans.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

1. The proposal has merit and can be supported for the following reasons:
 - (i) It is consistent with the Provincial Planning Statement (2024);
 - (ii) It complies with the general intent and purpose of the Urban Hamilton Official Plan and the Airport Employment Growth District Secondary Plan upon adoption of the Official Plan Amendment; and,

- (iii) It is compatible with existing development in the immediate area, and it represents good planning by, among other things, contributing to employment through expanding upon the broad range of uses benefiting from proximity to major infrastructure, achieves the planned urban structure and supports developing a complete community and supports the natural heritage system by protecting streams and wetlands.

2. Official Plan Amendment

The purpose of the amended Official Plan Amendment application is to amend Volume 1, as follows:

- Schedule B – Natural Heritage System, add lands identified as “Core Areas” for Natural Heritage and Key Hydrologic Feature Wetlands and remove the eastern “Key Hydrologic Feature Stream”;
- Schedule B-4 – Detailed Natural Heritage Features Key Natural Heritage Features and Key Hydrologic Feature Wetlands, add lands identified as “Key Natural Heritage and Key Hydrologic Feature Wetlands”; and,
- Schedule B-8 – Detailed Natural Heritage Features Key Hydrologic Feature Streams, remove the eastern “Key Hydrologic Feature Stream”

Amend Volume 2 as follows:

- Map B.8-1 – Airport Employment Growth District Secondary Plan – Land Use Plan, add “Site Specific Policy – Area X” to the “Airport Related Business” designation to permit warehousing on the subject lands;
- Map B.8-1 – Airport Employment Growth District Secondary Plan – Land Use Plan, add “Site Specific Policy – Area Y” to apply the Natural Open Space designation policies.
- Map B.8-2 – Airport Employment Growth District Secondary Plan – Natural Heritage System, add lands identified as “Core Areas” for Key Natural Heritage Features and Key Hydrologic Feature Wetlands;
- Map B.8-2 – Airport Employment Growth District Secondary Plan – Natural Heritage System, remove the identification of the eastern “Support/Indirect Fish Habitat”;
- Map B.8-2 – Airport Employment Growth District Secondary Plan – Natural Heritage System, change the identification of the western “Seasonal Habitat” to “Support/Indirect Fish Habitat”

The effect of the amendments recognize a wetland and watercourse on the western portion of the lands and permits warehousing as an additional employment use.

The Official Plan Amendment can be supported as the proposed development supports the development of healthy, liveable, and safe communities. The proposed development represents a compatible form of development. The proposal to permit warehousing will provide a greater range of employment opportunity and achieves the planned urban structure and the proposal protects natural features such as a wetland and stream in the long term.

Based on the foregoing and the analysis provided in Appendix “H” of Report PED24195, staff supports the proposed Official Plan Amendment.

3. Zoning By-law Amendment

The proposed Zoning By-law Amendment is for a change in zoning from the Airport Related Business (M8, H37) Zone to the Airport Related Business (M8, 919) Zone and Conservation/Hazard Land (P5, 920) Zone. Staff are satisfied that the proposal meets the intent of the “Airport Employment Growth District” designation policies in the Urban Hamilton Official Plan and the “Airport Related Business” designation policies in the Airport Employment Growth District Secondary Plan upon adoption of the proposed Official Plan Amendment. The proposed amendments meet the general intent of the Zoning By-law. An analysis of the requested modifications is provided in Appendix “D” attached to Report PED24195. Therefore, staff support the proposed Zoning By-law Amendment.

4. Holding Provision

The lands are currently zoned Airport Related Business (M8, H37) Zone. The ‘H37’ Holding Provision requires that lands subject to this provision have access to servicing, the provision of adequate municipal water, municipal wastewater, and transportation infrastructure in accordance with the respective master plans for the Airport Employment Growth District. Through the Draft Plan of Subdivision and its conditional approval process these lands will be adequately serviced in accordance with respective master plans.

5. Draft Plan of Subdivision

In review of Sub-section 51(24) of the *Planning Act*, to assess the appropriateness of the proposed subdivision, staff advise that:

- (a) It is consistent with the Provincial Planning Statement (2024);

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- (b) The proposal represents a logical and timely extension of existing development and services and is in the public interest;
- (c) It will comply with the applicable policies of the Urban Hamilton Official Plan and the Airport Employment Growth District Secondary Plan upon approval of the Official Plan Amendment;
- (d) The land is suitable for the purposes for which it is to be divided;
- (e) The proposed road will adequately service the proposed subdivision and can connect with the current road system;
- (f) The dimensions and shape of the lots and blocks are appropriate;
- (g) Restrictions and regulations for the development of the subdivision are included in the implementing Zoning By-law Amendment, conditions of draft plan approval and Subdivision Agreement;
- (h) The subject lands can be appropriately used for the purposes for which it is to be subdivided and will not negatively impact natural heritage features, and flood control will be addressed through stormwater management plans that will be required as standard conditions of draft plan approval;
- (i) Adequate utility and municipal services will be available, the particulars of which will be determined as part of the conditions of draft plan approval and Subdivision Agreement;
- (j) The lands do not require a school block and School Boards have no comments on the requirement for such;
- (k) Public land will be conveyed to create road rights-of-way, the particulars of which will be determined as part of the Standard Subdivision Agreement and final registration of the Plan of Subdivision; and,
- (l) The proposed development of the subject land is interrelated with site plan control matters that will include further review of landscaping, lighting, waste collection and urban design.

6. Warning Clause for adjacent Plan of Condominium (25CDM-202201)

A 36 unit, standard condominium development is located immediately east of the subject lands. Through the development review and approvals process for this

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neighbouring site, a warning clause was included advising purchasers that Westland Drive is planned to be extended to the abutting industrial lands and that heavy trucks may use this road.

ALTERNATIVES FOR CONSIDERATION

Should the applications be denied, the subject property can be used in accordance with the Airport Related Business (M8, H37) Zone in Zoning By-law No. 05-200.

APPENDICES AND SCHEDULES ATTACHED

Appendix “A” to Report PED24195 – Location Map
Appendix “B” to Report PED24195 – Amendment to Urban Hamilton Official Plan
Appendix “C” to Report PED24195 – Amendment to Zoning By-law No. 05-200
Appendix “D” to Report PED24195 – Zoning Modification Table
Appendix “E” to Report PED24195 – Concept Plan
Appendix “F” to Report PED24195 – Draft Plan
Appendix “G” to Report PED24195 – Special Conditions of Draft Plan Approval
Appendix “H” to Report PED24195 – Policy Review
Appendix “I” to Report PED24195 – Staff and Agency Comments
Appendix “J” to Report PED24195 – Public Comments

JVR/mb