

DRAFT Rural Hamilton Official Plan Amendment No. X

The following text, together with Appendix “A” Volume 2: Map 14 – Sheffield Rural Settlement Area Plan attached hereto, constitutes Official Plan Amendment No. “X” to the Rural Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose of this Amendment is to redesignate the subject lands from “Settlement Institutional” to “Settlement Residential” and create a new Site Specific Policy in the Sheffield Rural Settlement Area to permit the continued use of a sewage disposal holding tank and permit the conversion of the existing Place of Worship to a residential use (single detached dwelling).

2.0 Location:

The lands affected by this amendment are municipally known as 1278 Old Highway 8, in the former Township of Flamborough.

3.0 Basis:

The basis for permitting this Amendment is:

- The proposal maintains the general intent of the policies of the Rural Hamilton Official Plan and Sheffield Rural Settlement Area Plan, as it makes efficient use of land and contributes to a range of housing options.
- The proposal to adaptively reuse the place of worship is compatible with the existing built environment of the Sheffield Rural Settlement Area.
- The Amendment is consistent with the Provincial Planning Statement, 2024 and conforms to the Greenbelt Plan, 2017.

4.0 Actual Changes:

4.1 Volume 2 – Secondary Plans and Rural Settlement Areas

4.1.1 Chapter A.3 – Rural Settlement Areas

- a. That Volume 2, Chapter A.3 – Flamborough Rural Settlement Area Plans be amended by adding a new subsection, as follows:

3.11.4 Site Specific Area

3.11.4.X Notwithstanding Policy C.5.1.1.f) of Volume 1, a sewage disposal holding tank shall be permitted for a residential dwelling unit located within the former place of worship on the lands known as 1278 Old Highway 8, Flamborough, and identified as Site Specific Area X on Map 14 – Sheffield Rural Settlement Area Plan.

Maps and Appendices

4.1.2 Map

a. That Volume 2: Map 14 – Sheffield Rural Settlement Area Plan be amended by:

- i) redesignating lands from “Settlement Institutional” to “Settlement Residential”; and,
- ii) identifying the subject lands as Site Specific Area “X”,

as shown on Appendix “A”, 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 of _____, 2025.

The City of Hamilton

A. Horwath
MAYOR

M. Trennum
CITY CLERK

