

**DRAFT Urban Hamilton Official Plan Amendment No. \_\_\_\_**

The following text, together with Appendix “A” – Appendix “N” inclusive, attached hereto, constitutes Official Plan Amendment No. \_\_\_\_ to the Urban Hamilton Official Plan.

**1.0 Purpose and Effect:**

The purpose and effect of this Amendment is to implement an expansion of the City of Hamilton’s Urban Boundary and to establish site specific policy for the White Church Urban Expansion Area.

**2.0 Location:**

The lands affected by this Amendment are currently shown as “Agriculture”, “Rural” and “Open Space” on all Schedules of the Rural Hamilton Official Plan and are bounded by Airport Road East to the North, Miles Road to the East, White Church Road East to the South and Upper James Street to the West.

**3.0 Basis:**

The basis for permitting this Amendment is:

- The proposed Urban Boundary Expansion Area, consistent with the Provincial Planning Statement, and in conformity with the City’s Draft Framework for Processing and Evaluating Urban Boundary Expansion Applications reflects the results of a complete and comprehensive assessment of the implications of the proposal against municipal land use priorities;
- The proposed Urban Boundary Expansion Area supports an appropriate range and mix of land uses to accommodate the City’s projected population growth and allow for the creation of a complete community; and,
- The proposed Urban Boundary Expansion Area is compatible with the planned and existing development in the immediate area.

**4.0 Actual Changes:**

**4.1 Map**

- 4.1.1 That Volume 3 – Map 2 – Urban Site Specific Policies Key Map is modified to identify the subject property as UHN-\_\_\_\_, as shown on Appendix A.
- 4.1.2 That Volume 1: Schedule A – Provincial Plans of the UHOP is modified to include the subject property in the Urban Boundary as Illustrated in Appendix B.
- 4.1.3 That Volume 1: Schedule B – Natural Heritage System of the UHOP is modified to include the subject property in the Urban Boundary as Illustrated in Appendix C.
- 4.1.4 That Volume 1: Schedule B-1 – Detailed NH Features Life Science ANSI of the UHOP is modified to include the subject property in the Urban Boundary as Illustrated in Appendix D.

- 4.1.5 That Volume 1: Schedule B-2 – Detailed NH Features Significant Woodlands of the UHOP is modified to include the subject property in the Urban Boundary as Illustrated in Appendix E.
- 4.1.6 That Volume 1: Schedule B-4 – Detailed NH Features Wetlands of the UHOP is modified to include the subject property in the Urban Boundary as Illustrated in Appendix F.
- 4.1.7 That Volume 1: Schedule B-5 – Detailed NH Features Lakes and Littoral Zones of the UHOP is modified to include the subject property in the Urban Boundary as Illustrated in Appendix G.
- 4.1.8 That Volume 1: Schedule B-6 – Detailed NH Features Environmentally Significant Areas of the UHOP is modified to include the subject property in the Urban Boundary as Illustrated in Appendix H.
- 4.1.9 That Volume 1: Schedule B-7 – Detailed NH Features Local Natural Area Earth Science ANSI of the UHOP is modified to include the subject property in the Urban Boundary as Illustrated in Appendix I.
- 4.1.10 That Volume 1: Schedule B-8 – Detailed NH Features Streams of the UHOP is modified to include the subject property in the Urban Boundary as Illustrated in Appendix J.
- 4.1.11 That Volume 1: Schedule C – Functional Road Classification of the UHOP is modified to include the subject property in the Urban Boundary as Illustrated in Appendix K.
- 4.1.12 That Volume 1: Schedule G – Local Housing Market Zones of the UHOP is modified to include the subject property in the Urban Boundary as Illustrated in Appendix L.
- 4.1.13 That Volume 1: Schedule E – Urban Structure of the UHOP is amended to include the subject property as illustrated in Appendix M.
- 4.1.14 That Volume 1: Schedule E-1 – Urban Land Use of the UHOP is amended to include the subject property as illustrated in Appendix N.

## **4.2 Text**

- 4.2.1 That Volume 3, Chapter C, Urban Systems and Designations is amended by adding a new Site Specific Policy – UHN-\_\_\_ to read as follows:

### **1.0 White Church Urban Expansion Area**

The White Church Urban Expansion Area establishes a new settlement area for the City of Hamilton whose land uses and development standards to guide the development and/or redevelopment of lands in the Urban Expansion Area will be established through a Secondary Plan. Appendices A – N of this Amendment constitute the White Church Urban Boundary Expansion.



**1.1 Vision**

- 1.1.1 White Church will be integrated with Mount Hope and the related Airport employment lands to create a complete community which protects a linked natural heritage system and is sustainable. The community will be designed to efficiently use land, resources and infrastructure and accommodate a range and mix of land use including a full range of housing options, related public service facilities, including parks and open space and provision for a multi-modal transportation system.

**1.2 Secondary Planning**

- 1.2.1 In addition to Policies F.1.2.1 to F.1.2.6 and Section A.2.4 – Growth Management - Hamilton, secondary planning shall be completed for lands designated as “Urban Expansion Area” on all Schedules to this Plan. An application for plan of subdivision, zoning by-law amendment, or site plan control shall not be approved for lands within an Urban Expansion Area until a secondary plan is in effect.
- 1.2.2 Notwithstanding Volume 1, Chapter F, Policy 1.2.9(h), Secondary planning for new neighbourhoods within the White Church Urban Expansion Area shall support the exploration of all opportunities to provide roads, parks, community facilities and other infrastructure through both public or private tenure.

**5.0 Implementation:**


The policy framework established by this amendment and an implementing Official Plan Amendment to establish a Secondary Plan for the White Church Urban Expansion Area will give effect to this Amendment.

This Official Plan Amendment is Schedule “1” to By-Law No. \_\_\_\_\_, passed on the \_\_\_\_ day of \_\_\_\_\_, 2025.

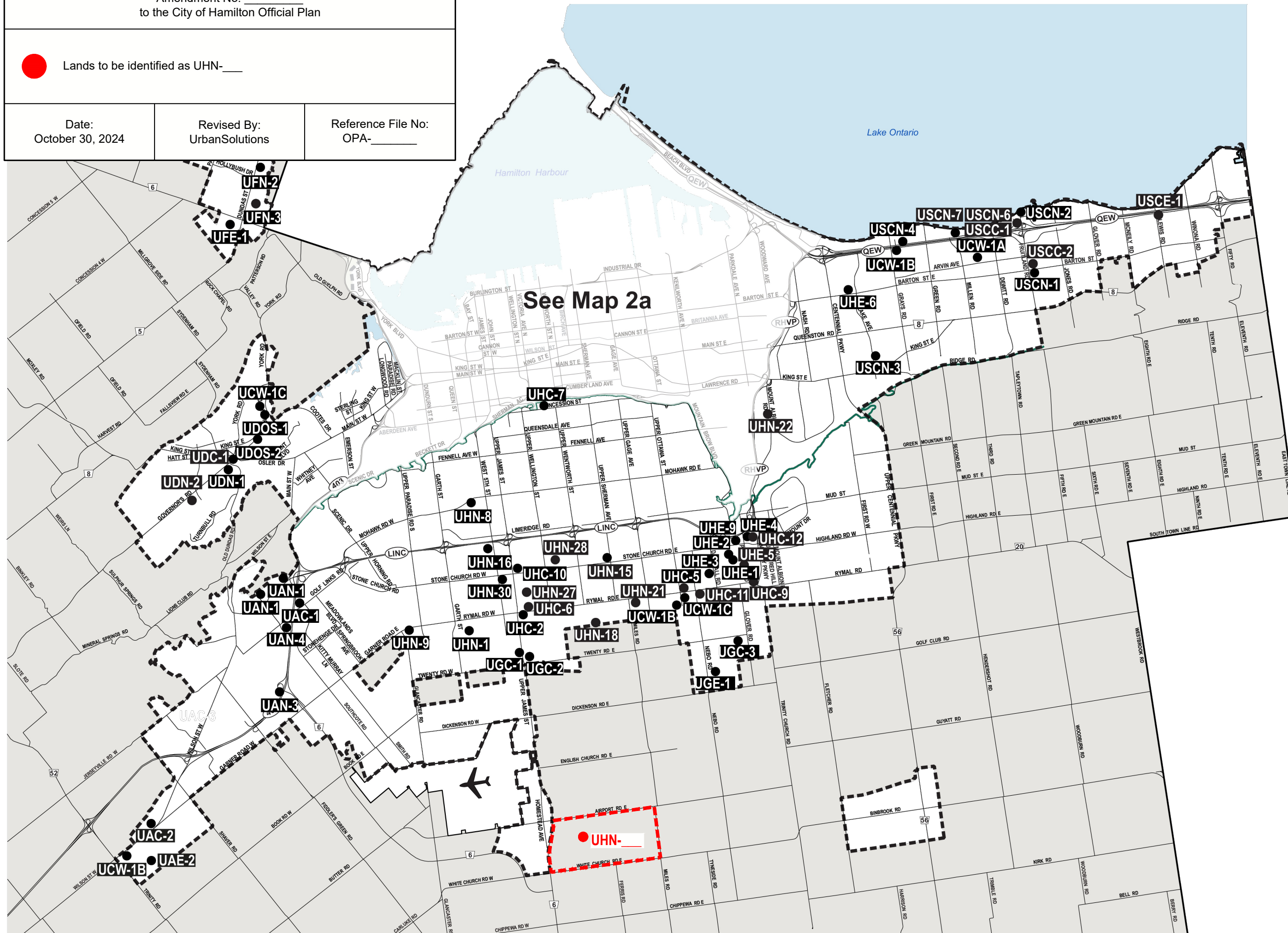
\_\_\_\_\_  
A. Horwath  
Mayor

\_\_\_\_\_  
A. Holland  
Clerk

**Note:** For Rural Site Specific Areas, refer to Volume 3: Appendix A of the Rural Hamilton Official Plan.

 Lands to be identified as UHN-\_\_\_\_\_


Reference File No:  
OPA-\_\_\_\_\_



### Legend

- Site Specific Areas (SSA)
- U- Refers to Urban Site Specific Area #, Volume 3, Chapter B

## Other Features

-  Rural Area
-  John C. Munro  
Hamilton International Airport
-  Niagara Escarpment
-  Urban Boundary
-  Municipal Boundary

Council Adoption: July 9, 2009  
Ministerial Approval: March 16, 2011  
Effective Date: August 16, 2013

**Urban Hamilton Official Plan  
Volume 3: Map 2  
Urban Site Specific Key Map**




Hamilton,

DEVELOPMENT DEP

Services Inc. and its licensors. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without permission in writing from the copyright owner. THIS IS A COPYRIGHTED WORK.



Appendix B  
Amendment No. \_\_\_\_\_  
to the City of Hamilton Official Plan

 Lands to be added to Schedule A of the  
Urban Hamilton Official Plan

Date:  
October 30, 2024

Revised By:  
UrbanSolutions

Reference File No:  
OPA-\_\_\_\_\_

Regional  
Municipality  
of Halton

City of Burlington

Lake Ontario

Hamilton Harbour

Wellington  
County

Township of Puslinch

Regional  
Municipality  
of Waterloo

Township of  
North Dumfries


Regional  
Municipality  
of Niagara

Township of West Lincoln

Haldimand County

Brant  
County

Legend

 Parkway Belt West Plan Area

Niagara Escarpment Plan Designations

 Natural Area

 Protection Area


 Urban Area

 Protected Countryside

 Minor Urban Centres

Other Features

 Rural Area

 John C. Munro  
Hamilton International Airport

 Niagara Escarpment

 Urban Boundary

 Municipal Boundary

\* Note: Refer to the appropriate Provincial  
Plan for detailed mapping

Council Adoption: July 9, 2009  
Ministerial Approval: March 16, 2011  
Effective Date: August 16, 2013

Urban Hamilton Official Plan  
Schedule A  
Provincial Plans




Not To Scale

Date: Dec. 6, 2023

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT  
© Teramet Land Information Services Inc. and its licensors. (2009) May Not  
be Reproduced without Permission. THIS IS NOT A PLAN OF SURVEY







 Lands to be added to Schedule B of the Urban Hamilton Official Plan


Date: October 30, 2024	Revised By: UrbanSolutions	Reference File No: OPA-_____
---------------------------	-------------------------------	---------------------------------





**Legend**

 Core Areas


 Area Specific Policy USC-1 and USC-2 in Volume 3


 Linkages


 Parks & General Open Space (Excluding Parkettes)


 Key Hydrologic Feature Streams


**Other Features**

 Rural Area

 John C. Munro Hamilton International Airport

 Niagara Escarpment

 Urban Boundary

 Municipal Boundary

Council Adopted: July 9, 2009  
Ministerial Approval: March 16, 2011  
Effective Date: August 16, 2013

**Urban Hamilton Official Plan  
Schedule B  
Natural Heritage System**

  
N.T.S.

  
Hamilton


Date: June 13, 2024

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

© Teramet Land Information Services Inc. and its licensors. (2008) May not be reproduced without permission. THIS IS NOT A PLAN OF SURVEY



Appendix D  
Amendment No. \_\_\_\_\_  
to the City of Hamilton Official Plan

 Lands to be added to Schedule B-1 of the  
Urban Hamilton Official Plan

Date:  
October 30, 2024

Revised By:  
UrbanSolutions

Reference File No:  
OPA- \_\_\_\_\_

Wellington  
County

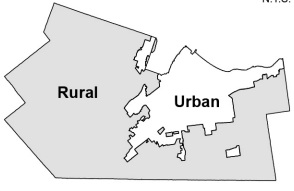
Regional  
Municipality  
of Halton

Regional  
Municipality  
of Waterloo

Brant County


Haldimand  
County

Regional  
Municipality  
of Niagara




**Note:** For Rural Detailed Natural Heritage  
Features refer to Schedule B-1 of the  
Rural Hamilton Official Plan.


**Legend**


 Key Natural Heritage  
Feature Life Science ANSI

**Other Features**

 Rural Area

 John C. Munro Hamilton  
International Airport

 Niagara Escarpment

 Urban Boundary

 Municipal Boundary

Council Adopted: July 9, 2009  
Ministerial Approval: March 16, 2011  
Effective Date: August 16, 2013

**Urban Hamilton Official Plan**  
**Schedule B-1**  
**Detailed Natural Heritage Features**  
**Key Natural Heritage Feature**  
**Life Science ANSI**




Date: Dec. 6, 2023

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

© Termet Land Information Services Inc. and its licensors. (2009)  
May not be reproduced without permission. THIS IS NOT A PLAN  
OF SURVEY

Appendix E  
Amendment No. \_\_\_\_\_  
to the City of Hamilton Official Plan

 Lands to be added to Schedule B-2 of the  
Urban Hamilton Official Plan

Date:  
October 30, 2024

Revised By:  
UrbanSolutions

Reference File No:  
OPA- \_\_\_\_\_

Wellington  
County

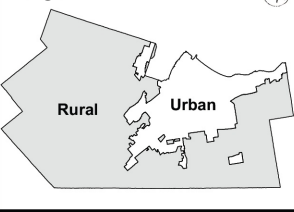
Regional  
Municipality  
of Halton

Regional  
Municipality  
of Waterloo

Brant County

Haldimand  
County

Regional  
Municipality  
of Niagara




**Note:** For Rural Detailed Natural Heritage  
Features refer to Schedule B-2 of  
the Rural Hamilton Official Plan.

**Legend**


 Key Natural Heritage  
Feature Significant  
Woodlands

**Other Features**

 Rural Area

 John C. Munro Hamilton  
International Airport

 Niagara Escarpment

 Urban Boundary

 Municipal Boundary

Council Adopted: July 9, 2009  
Ministerial Approval: March 16, 2011  
Effective Date: August 16, 2013

**Urban Hamilton Official Plan**  
**Schedule B-2**  
**Detailed Natural Heritage Features**  
**Key Natural Heritage Feature**  
**Significant Woodlands**




Date: Dec. 6, 2023

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

© Terrestrial Land Information Services Inc. and its licensors. [2009]  
May not be reproduced without permission. THIS IS NOT A PLAN  
OF SURVEY



Appendix F  
Amendment No. \_\_\_\_\_  
to the City of Hamilton Official Plan

 Lands to be added to Schedule B-4 of the  
Urban Hamilton Official Plan

Date:  
October 30, 2024

Revised By:  
UrbanSolutions

Reference File No:  
OPA-\_\_\_\_\_

Wellington  
County

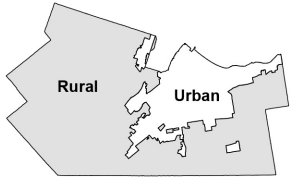
Regional  
Municipality  
of Halton

Regional  
Municipality  
of Waterloo

Brant County

Haldimand  
County

Regional  
Municipality  
of Niagara




**Note:** For Rural Detailed Natural Heritage  
Features refer to Schedule B-4 of the  
Rural Hamilton Official Plan.

**Legend**


 Key Natural Heritage and  
Key Hydrologic Feature  
Wetlands

**Other Features**

 Rural Area

 John C. Munro Hamilton  
International Airport

 Niagara Escarpment

 Urban Boundary

 Municipal Boundary

Council Adopted: July 9, 2009  
Ministerial Approval: March 16, 2011  
Effective Date: August 16, 2013

**Urban Hamilton Official Plan**  
**Schedule B-4**  
**Detailed Natural Heritage Features**  
**Key Natural Heritage and Key**  
**Hydrologic Feature Wetlands**




Date: Dec. 6, 2023

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

© Terrestrial Land Information Services Inc. and its licensors. [2009]  
May not be reproduced without permission. THIS IS NOT A PLAN  
OF SURVEY

Appendix G  
Amendment No. \_\_\_\_\_  
to the City of Hamilton Official Plan

 Lands to be added to Schedule B-5 of the  
Urban Hamilton Official Plan

Date:  
October 30, 2024

Revised By:  
UrbanSolutions

Reference File No:  
OPA- \_\_\_\_\_

Wellington  
County

Regional  
Municipality  
of Halton

Regional  
Municipality  
of Waterloo

Brant County


Haldimand  
County

Regional  
Municipality  
of Niagara

Lake Ontario

Hamilton Harbour


Legend

 Key Hydrologic Feature  
Lakes and Littoral Zones

Other Features

 Lakes

 Rural Area

 John C. Munro Hamilton  
International Airport

 Niagara Escarpment

 Urban Boundary

 Municipal Boundary

Council Adopted: July 9, 2009  
Ministerial Approval: March 16, 2011  
Effective Date: August 16, 2013

**Urban Hamilton Official Plan**  
**Schedule B-5**  
**Detailed Natural Heritage Features**  
**Key Hydrologic Feature**  
**Lakes and Littoral Zones**




Date: Dec. 6, 2023



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT  
© Terrestrial Land Information Services Inc. and its licensors. (2009)  
May not be reproduced without permission. THIS IS NOT A PLAN  
OF SURVEY



Appendix H  
Amendment No. \_\_\_\_\_  
to the City of Hamilton Official Plan

 Lands to be added to Schedule B-6 of the  
Urban Hamilton Official Plan

Date:  
October 30, 2024

Revised By:  
UrbanSolutions

Reference File No:  
OPA-\_\_\_\_\_

Wellington  
County

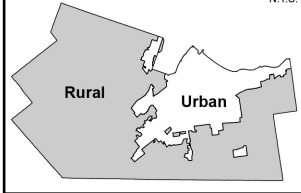
Regional  
Municipality  
of Halton

Regional  
Municipality  
of Waterloo

Brant County


Haldimand  
County

Regional  
Municipality  
of Niagara




**Note:** For Rural Detailed Natural Heritage  
Features refer to Schedule B-6 of the  
Rural Hamilton Official Plan.

**Legend**


 Local Natural Area  
Environmentally Significant  
Area

**Other Features**

 Rural Area

 John C. Munro Hamilton  
International Airport

 Niagara Escarpment

 Urban Boundary

 Municipal Boundary

Council Adopted: July 9, 2009  
Ministerial Approval: March 16, 2011  
Effective Date: August 16, 2013

**Urban Hamilton Official Plan**  
**Schedule B-6**  
**Detailed Natural Heritage Features**  
**Local Natural Area**  
**Environmentally Significant Areas**




Date: Dec. 6, 2023

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

© Teranet Land Information Services Inc. and its licensors. [2009]  
May not be reproduced without permission. THIS IS NOT A PLAN  
OF SURVEY

Appendix I  
Amendment No. \_\_\_\_\_  
to the City of Hamilton Official Plan

 Lands to be added to Schedule B-7 of the  
Urban Hamilton Official Plan

Date:  
October 30, 2024

Revised By:  
UrbanSolutions

Reference File No:  
OPA-\_\_\_\_\_

Wellington  
County

Regional  
Municipality  
of Halton

Regional  
Municipality  
of Waterloo

Brant County








Haldimand  
County

Regional  
Municipality  
of Niagara

Lake Ontario

Hamilton Harbour

Legend

-  Local Natural Area Earth Science ANSI
-  Area Specific Policy - USC-1 and USC-2 in Volume 3
- Other Features
  -  Rural Area
  -  John C. Munro Hamilton International Airport
  -  Niagara Escarpment
  -  Urban Boundary
  -  Municipal Boundary

Council Adopted: July 9, 2009  
Ministerial Approval: March 16, 2011  
Effective Date: August 16, 2013

**Urban Hamilton Official Plan**  
**Schedule B-7**  
**Detailed Natural Heritage Features**  
**Local Natural Area**  
**Earth Science ANSI**




Date: Dec. 6, 2023

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

© Terrestrial Land Information Services Inc. and its licensors. [2009]  
May not be reproduced without permission. THIS IS NOT A PLAN  
OF SURVEY



Appendix J  
Amendment No. \_\_\_\_\_  
to the City of Hamilton Official Plan

 Lands to be added to Schedule B-8 of the  
Urban Hamilton Official Plan

Date:  
October 30, 2024

Revised By:  
UrbanSolutions

Reference File No:  
OPA-\_\_\_\_\_

Regional  
Municipality  
of Halton

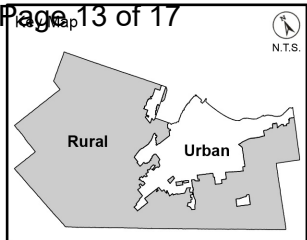
Wellington  
County

Regional  
Municipality  
of Waterloo

Brant County







Haldimand  
County

Regional  
Municipality  
of Niagara



**Note:** For Rural Detailed Natural Heritage  
Features refer to Schedule B-8 of the  
Rural Hamilton Official Plan.

**Legend**

-  Key Hydrologic Feature  
Streams
- Other Features**
  -  Rural Area
  -  John C. Munro Hamilton  
International Airport
  -  Niagara Escarpment
  -  Urban Boundary
  -  Municipal Boundary

Council Adopted: July 9, 2009  
Ministerial Approval: March 16, 2011  
Effective Date: August 16, 2013

**Urban Hamilton Official Plan**  
**Schedule B-8**  
**Detailed Natural Heritage Features**  
**Key Hydrologic Feature**  
**Streams**




Date: Dec. 6, 2023

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT  
© Teranet Land Information Services Inc. and its licensors. [2009]  
May not be Reproduced without Permission. THIS IS NOT A PLAN  
OF SURVEY



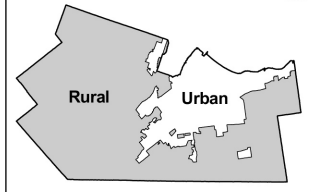
Appendix K  
Amendment No. \_\_\_\_\_  
to the City of Hamilton Official Plan

 Lands to be added to Schedule C of the  
Urban Hamilton Official Plan

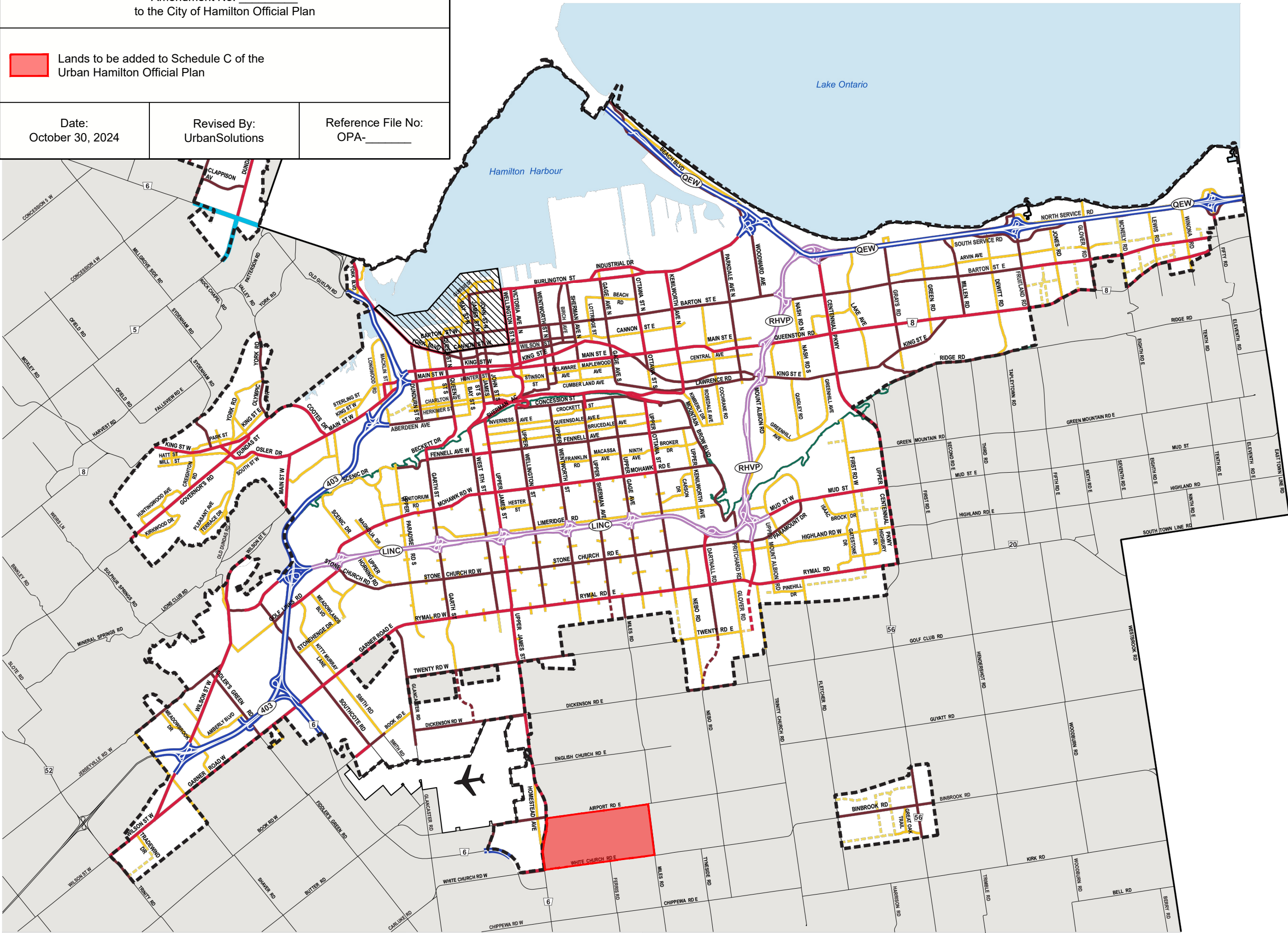
Date:  
October 30, 2024

Revised By:  
UrbanSolutions

Reference File No:  
OPA- \_\_\_\_\_






**Note:** For Rural Functional Road  
Classification, refer to Schedule C-1  
(future amendment).









**Legend**

-  Major Arterial
-  Minor Arterial
-  Collector
-  Provincial Highway (Controlled Access)
-  Provincial Highway
-  Parkway

**Proposed Roads**

-  Major Arterial
-  Minor Arterial
-  Collector

**Other Features**

-  Rural Area
-  John C. Munro  
Hamilton International Airport
-  Niagara Escarpment
-  Urban Boundary
-  Municipal Boundary
-  Lands subject to Non Decision  
113 West Harbour Setting Sail


Council Adoption: July 9, 2009  
Ministerial Approval: March 16, 2011  
Effective Date: August 16, 2013

**Urban Hamilton Official Plan  
Schedule C  
Functional Road Classification**

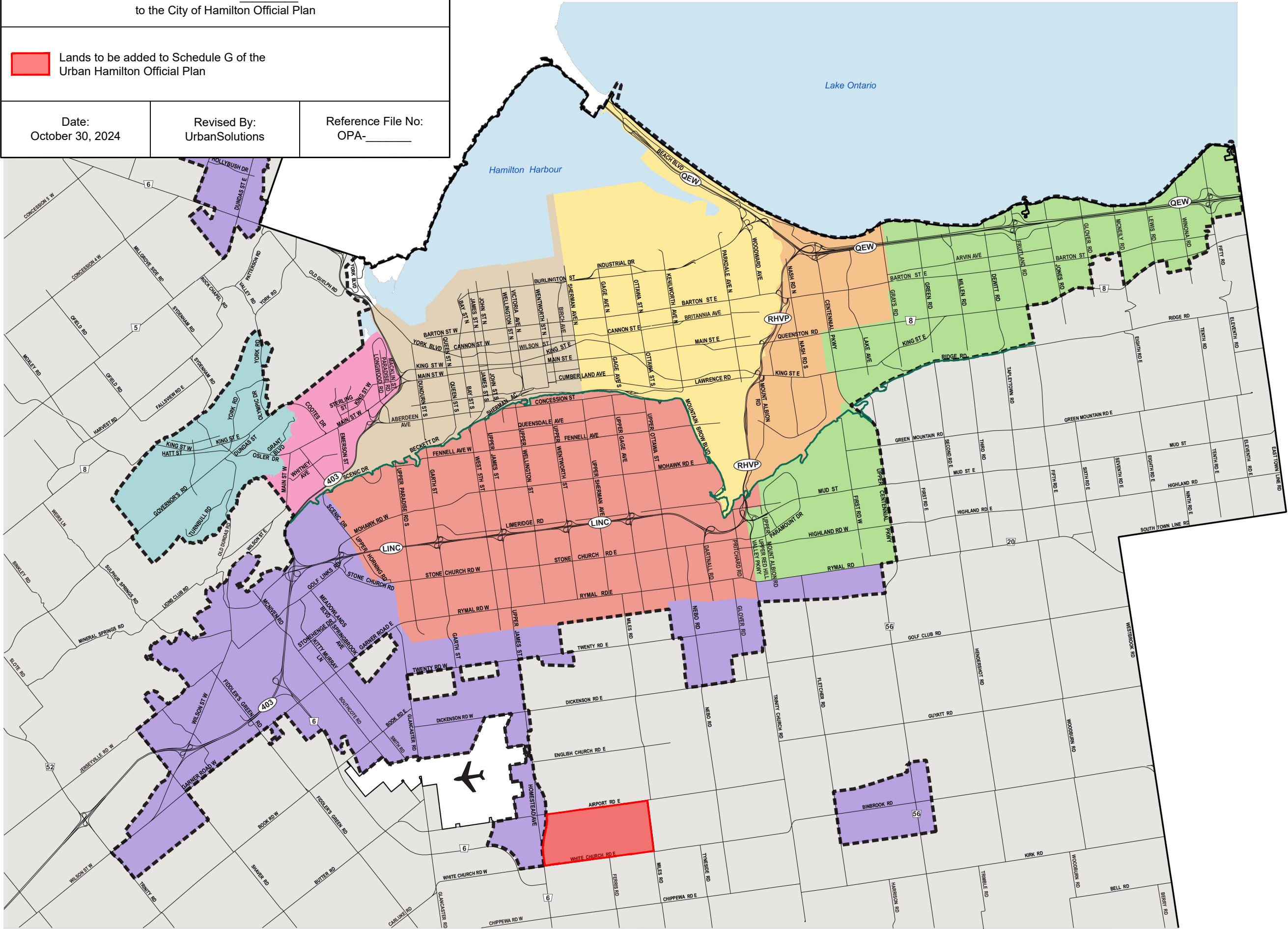




Appendix L  
Amendment No. \_\_\_\_\_  
to the City of Hamilton Official Plan

 Lands to be added to Schedule G of the  
Urban Hamilton Official Plan

Date: October 30, 2024	Revised By: UrbanSolutions	Reference File No: OPA-_____
---------------------------	-------------------------------	---------------------------------



Legend

- Central Hamilton
- Central East Hamilton
- East Hamilton
- West Hamilton
- Hamilton Mountain
- Stoney Creek
- Dundas
- Ancaster, Glanbrook & Flamborough

Other Features

- Rural Area
- John C. Munro Hamilton International Airport
- Niagara Escarpment
- Urban Boundary
- Municipal Boundary

*Note: Applies to Residential uses only*


Council Adoption: July 9, 2009  
Ministerial Approval: March 16, 2011  
Effective Date: August 16, 2013

Urban Hamilton Official Plan  
Schedule G  
Local Housing Market Zones

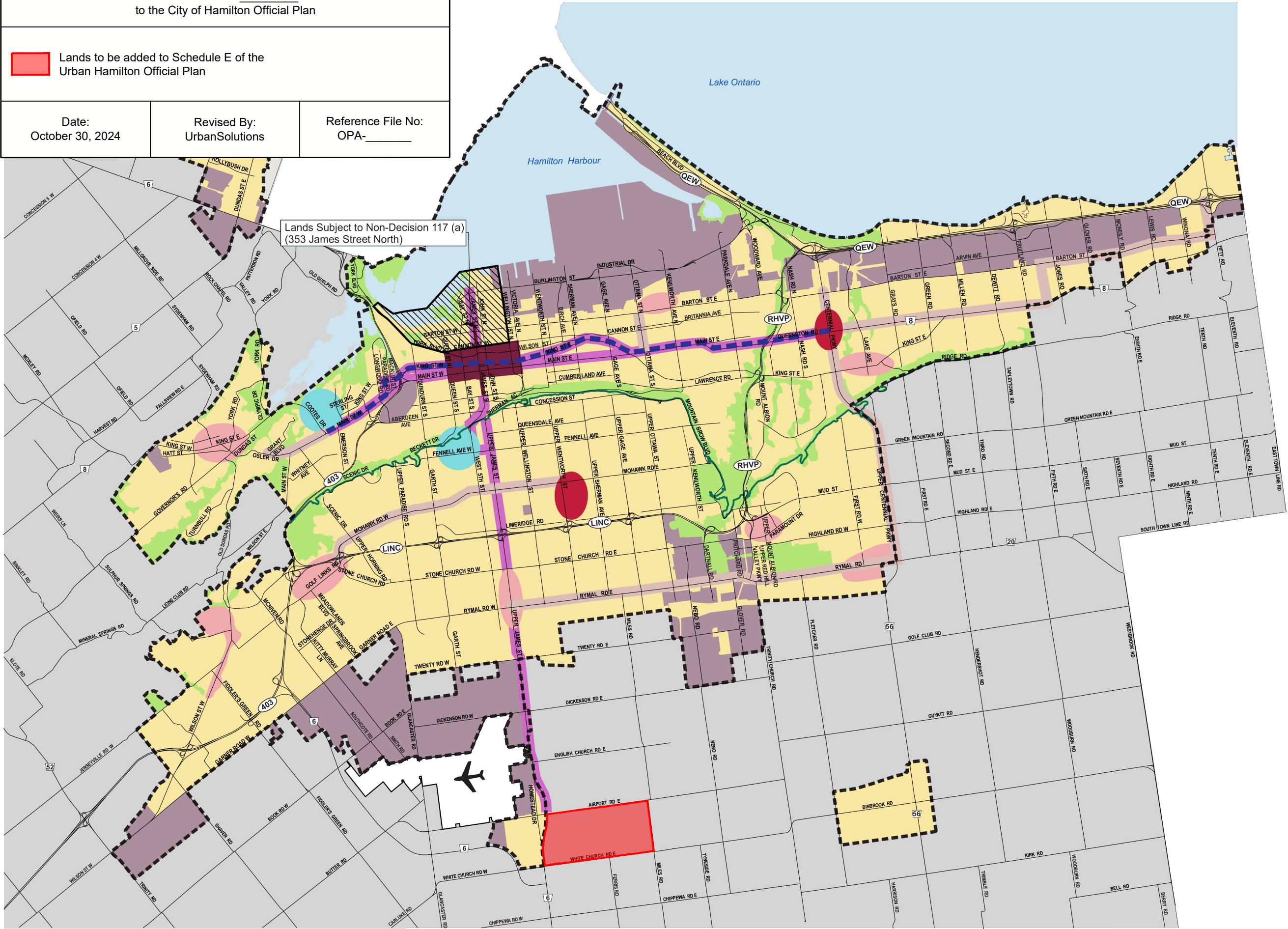




Appendix M  
Amendment No. \_\_\_\_\_  
to the City of Hamilton Official Plan

 Lands to be added to Schedule E of the  
Urban Hamilton Official Plan

Date: October 30, 2024	Revised By: UrbanSolutions	Reference File No: OPA-_____
---------------------------	-------------------------------	---------------------------------



**Legend**  
**Urban Structure Elements**

- Neighbourhoods
- Employment Areas
- Major Activity Centres
- Major Open Space

**Nodes**

- Downtown Urban Growth Centre
- Sub Regional Service
- Community

**Corridors**

- Primary
- Secondary
- Priority Transit Corridor

**Other Features**

- Rural Area
- John C. Munro Hamilton International Airport
- Niagara Escarpment
- Urban Boundary
- Municipal Boundary
- Lands Subject to Non Decision 113 West Harbour Setting Sail

Council Adoption: July 9, 2009  
Ministerial Approval: March 16, 2011  
Effective Date: August 16, 2013

**Urban Hamilton Official Plan  
Schedule E  
Urban Structure**





Appendix N  
Amendment No. \_\_\_\_\_  
to the City of Hamilton Official Plan

Lands to be added to Schedule E-1 of the  
Urban Hamilton Official Plan

Date:  
October 30, 2024

Revised By:  
UrbanSolutions

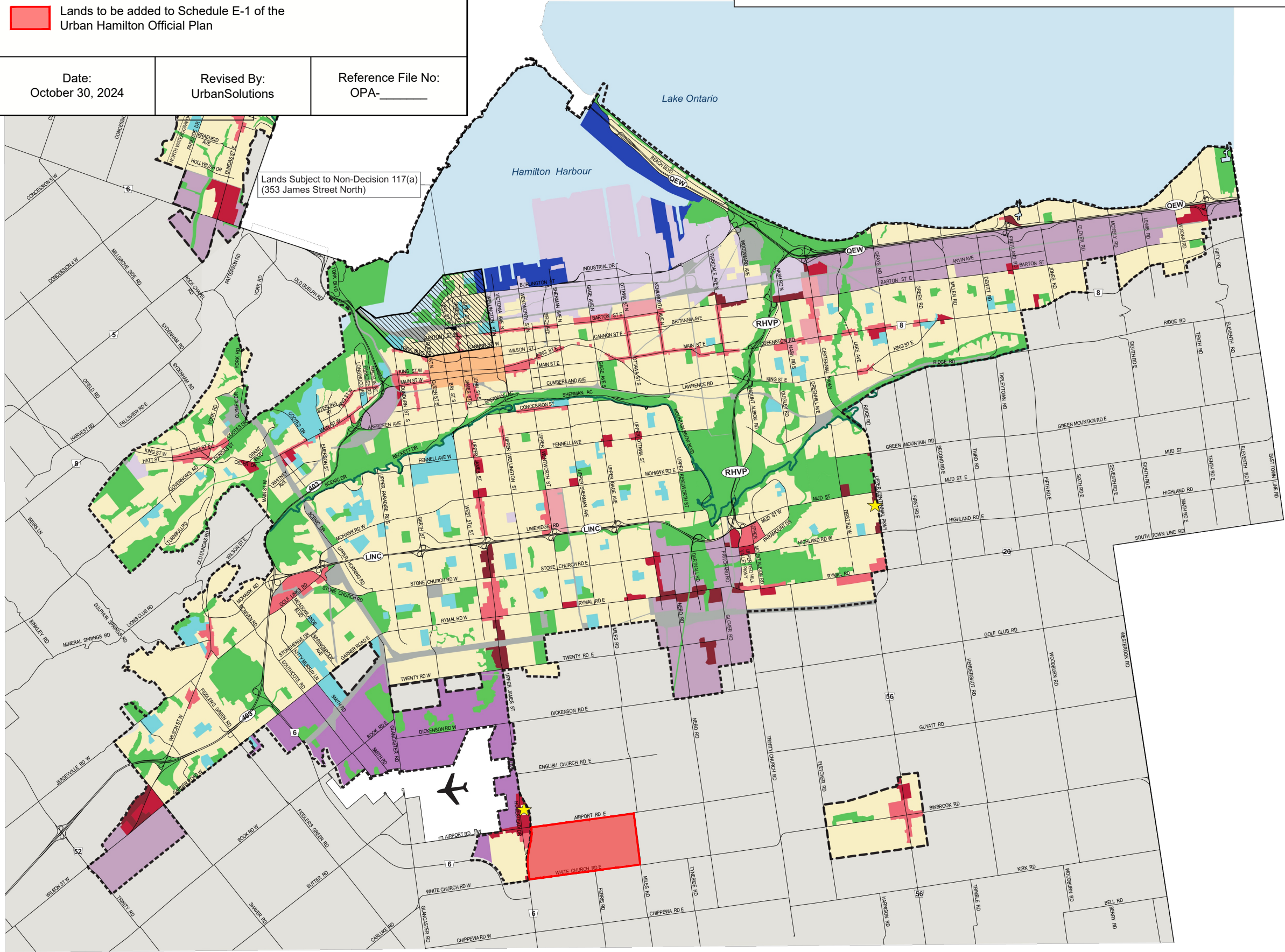
Reference File No:  
OPA-\_\_\_\_\_

APPEALS

UHOPA NO. 69 APPEALS - PL171450

★

- 3011 Homestead Drive (Glanbrook), Appellant # 4  
- 237 Upper Centennial Parkway (Stoney Creek), Appellant # 14



Key Map

Note: For Rural Land Use Designations, refer to Schedule D of the Rural Hamilton Official Plan.

Legend

Neighbourhoods

Open Space

Institutional

Utility

Commercial and Mixed Use Designations

Downtown Mixed Use Area

Mixed Use - High Density

Mixed Use - Medium Density

District Commercial

Arterial Commercial

Employment Area Designations

Industrial Land

Business Park

Airport Employment Growth District

Shipping & Navigation

Other Features

Rural Area

John C. Munro Hamilton International Airport

Niagara Escarpment

Urban Boundary

Municipal Boundary

Lands Subject to Non Decision 113 West Harbour Setting Sail

Council Adoption: July 9, 2009  
Ministerial Approval: March 16, 2011  
Effective Date: August 16, 2013

Urban Hamilton Official Plan  
Schedule E-1  
Urban Land Use Designations

Not To Scale

Date: Dec. 6, 2023

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

© Teranet Land Information Services Inc. and its licensors. [2009] May Not be Reproduced without Permission. THIS IS NOT A PLAN OF SURVEY