

DRAFT Rural Hamilton Official Plan Amendment No. ___

The following text, together with Appendix “A” – Appendix “M” inclusive, attached hereto, constitutes Official Plan Amendment No. ___ to the Rural 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 1: Schedule B – Natural Heritage System of the UHOP is modified to remove the subject property from the Rural Boundary as Illustrated in Appendix A.

4.1.2 That Volume 1: Schedule B-1 – Detailed NH Features Life Science ANSI of the RHOP is modified to remove the subject property from the Rural Boundary as Illustrated in Appendix B.

4.1.3 That Volume 1: Schedule B-2 – Detailed NH Features Significant Woodlands of the RHOP is modified to remove the subject property from the Rural Boundary as Illustrated in Appendix C.

4.1.4 That Volume 1: Schedule B-3 – Detailed NH Features Alvar and Tallgrass Prairie of the RHOP is modified to remove the subject property from the Rural Boundary as Illustrated in Appendix D.

- 4.1.5 That Volume 1: Schedule B-4 – Detailed NH Features Wetlands of the RHOP is modified to remove the subject property from the Rural Boundary as Illustrated in Appendix E.
- 4.1.6 That Volume 1: Schedule B-5 – Detailed NH Features Lakes and Littoral Zones of the RHOP is modified to remove the subject property from the Rural Boundary as Illustrated in Appendix F.
- 4.1.7 That Volume 1: Schedule B-6 – Detailed NH Features Environmentally Significant Areas of the RHOP is modified to remove the subject property from the Rural Boundary as Illustrated in Appendix G.
- 4.1.8 That Volume 1: Schedule B-7 – Detailed NH Features Local Natural Area Earth Science ANSI of the RHOP is modified to remove the subject property from the Rural Boundary as Illustrated in Appendix H.
- 4.1.9 That Volume 1: Schedule B-8 – Detailed NH Features Streams of the RHOP is modified to remove the subject property from the Rural Boundary as Illustrated in Appendix I.
- 4.1.10 That Volume 1: Schedule C – Rural Functional Road Classification of the RHOP is modified to remove the subject property from the Rural Boundary as Illustrated in Appendix J.
- 4.1.11 That Volume Schedule D – Rural Land Use Designations of the RHOP is amended to remove the subject property from the Rural Boundary as illustrated in Appendix K.
- 4.1.12 That Volume 1: Schedule F – Airport Influence Area of the RHOP is amended to remove the subject property from the Rural Boundary as illustrated in Appendix L.
- 4.1.13 That Volume 1: Schedule G – Source Protection Vulnerable Areas of the RHOP is amended to remove the subject property from the Rural Boundary as illustrated in Appendix M.

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

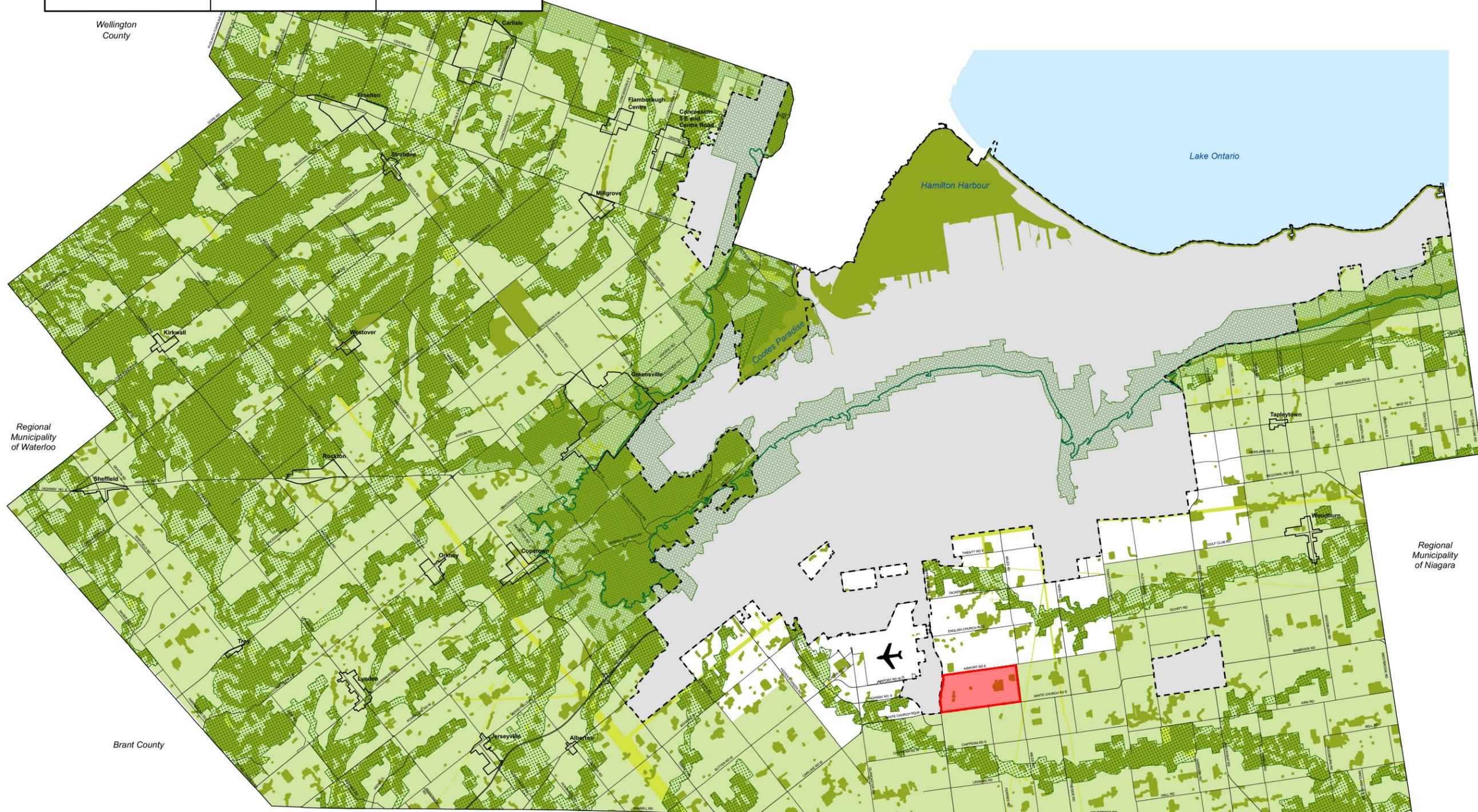
Appendix A
Amendment No. _____
to the City of Hamilton Official Plan

 Lands to be removed from Schedule B of the Rural Hamilton Official Plan

Date:
October 30, 2024

Revised By:
UrbanSolutions

Reference File No:
OPA-_____



Note: For Urban Natural Heritage Features refer to Schedule B of the Urban Hamilton Official Plan.

 Deferral pending the resolution of the Official Plan Amendment application

Legend

-  Rural Settlement Areas
- Natural Heritage Features**
-  Core Areas
-  Linkages
-  Greenbelt Protected Countryside
-  Greenbelt Natural Heritage System
-  Niagara Escarpment Plan Area
- Other Features**
-  Urban 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

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


N.T.S.



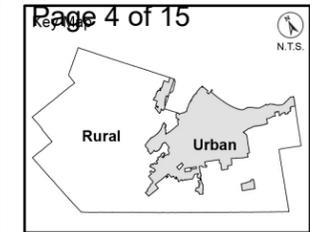
Appendix B
Amendment No. _____
to the City of Hamilton Official Plan

 Lands to be removed from Schedule B-1 of the Rural Hamilton Official Plan

Date:
October 30, 2024

Revised By:
UrbanSolutions

Reference File No:
OPA-_____



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

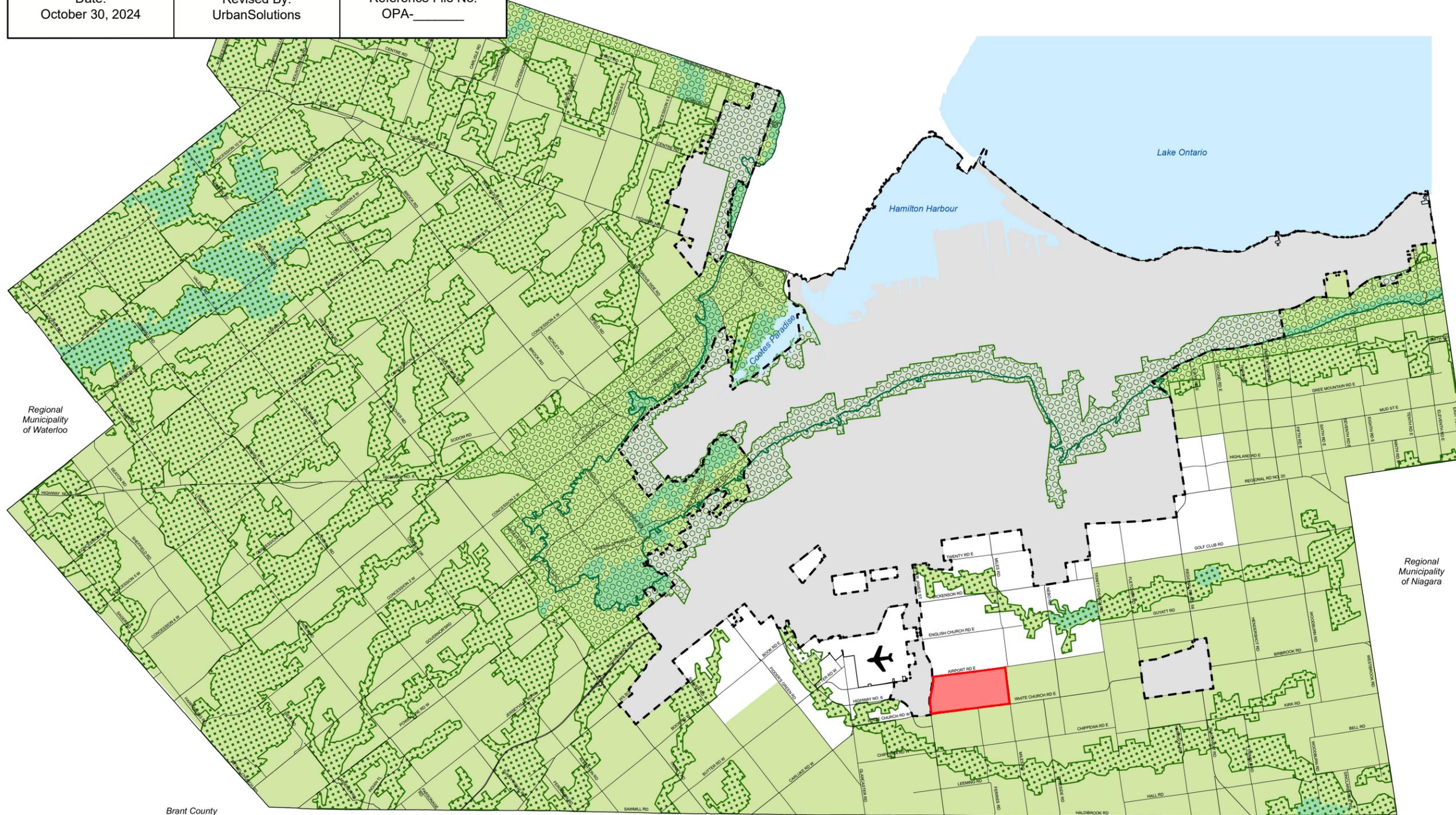
Regional Municipality of Halton

Regional Municipality of Waterloo

Regional Municipality of Niagara

Brant County

Haldimand County



Legend

-  Key Natural Heritage Feature Life Science ANSI
-  Greenbelt Protected Countryside
-  Greenbelt Natural Heritage System
-  Niagara Escarpment Plan Area

Other Features

-  Urban 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

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



Date: Dec. 6, 2023

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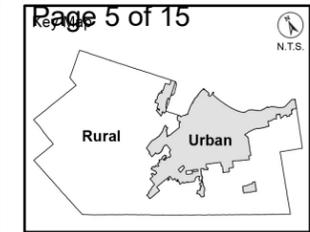
Appendix C
Amendment No. _____
to the City of Hamilton Official Plan

 Lands to be removed from Schedule B-2 of the Rural Hamilton Official Plan

Date:
October 30, 2024

Revised By:
UrbanSolutions

Reference File No:
OPA-_____



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

 Deferral pending the resolution of the Official Plan Amendment application

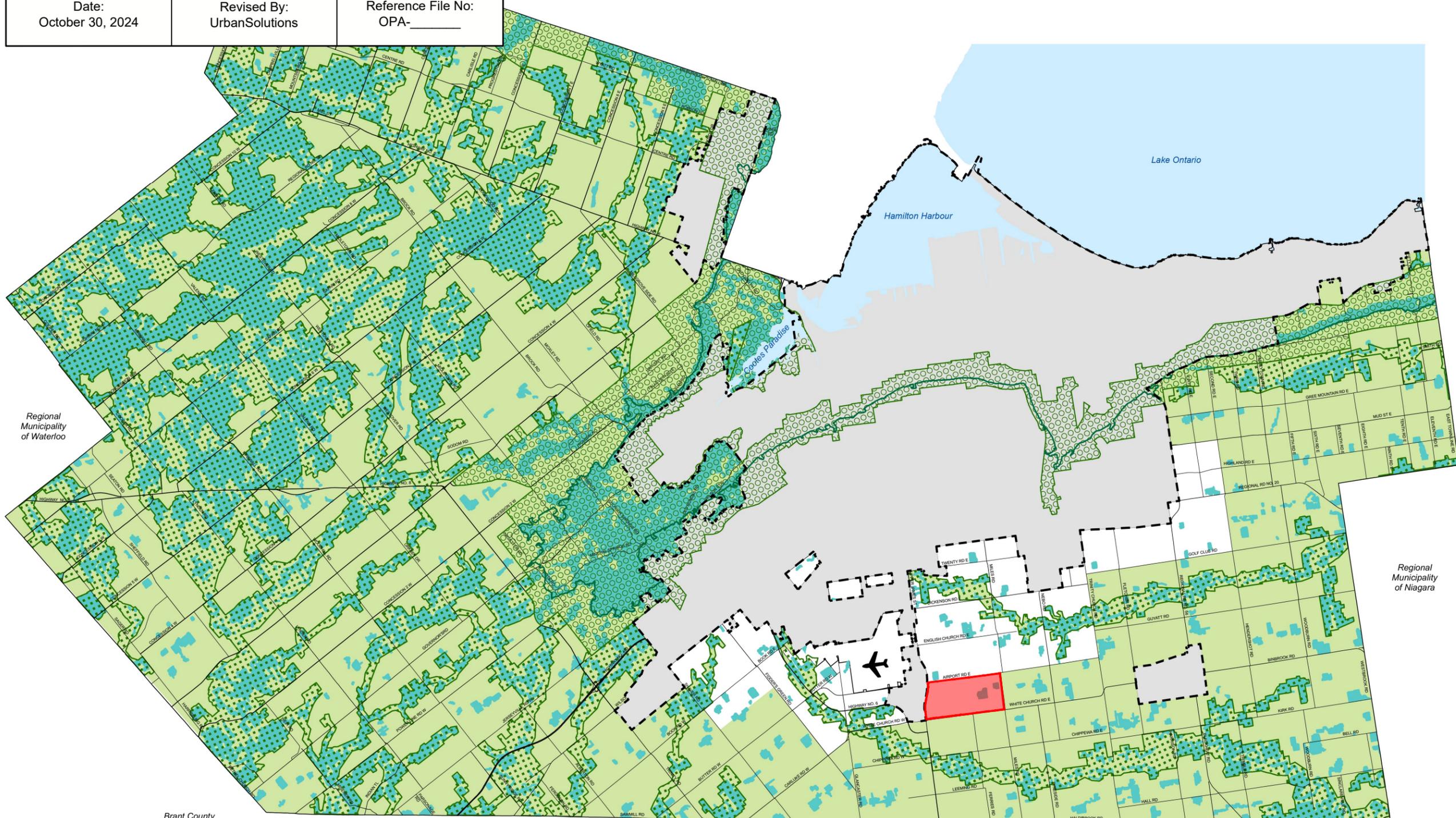
Regional Municipality of Halton

Regional Municipality of Waterloo

Regional Municipality of Niagara

Brant County

Haldimand County



Legend

-  Key Natural Heritage Feature Significant Woodlands *
-  Greenbelt Protected Countryside
-  Greenbelt Natural Heritage System
-  Niagara Escarpment Plan Area
- Other Features**
-  Urban Area
-  John C. Munro Hamilton International Airport
-  Niagara Escarpment
-  Urban Boundary
-  Municipal Boundary

* Note: Features mapped with a 30m Vegetation Protection Zone.

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

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



Date: Dec. 6, 2023

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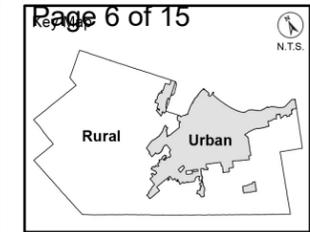
Appendix C
Amendment No. _____
to the City of Hamilton Official Plan

 Lands to be removed from Schedule B-2 of the Rural Hamilton Official Plan

Date:
October 30, 2024

Revised By:
UrbanSolutions

Reference File No:
OPA-_____



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

 Deferral pending the resolution of the Official Plan Amendment application

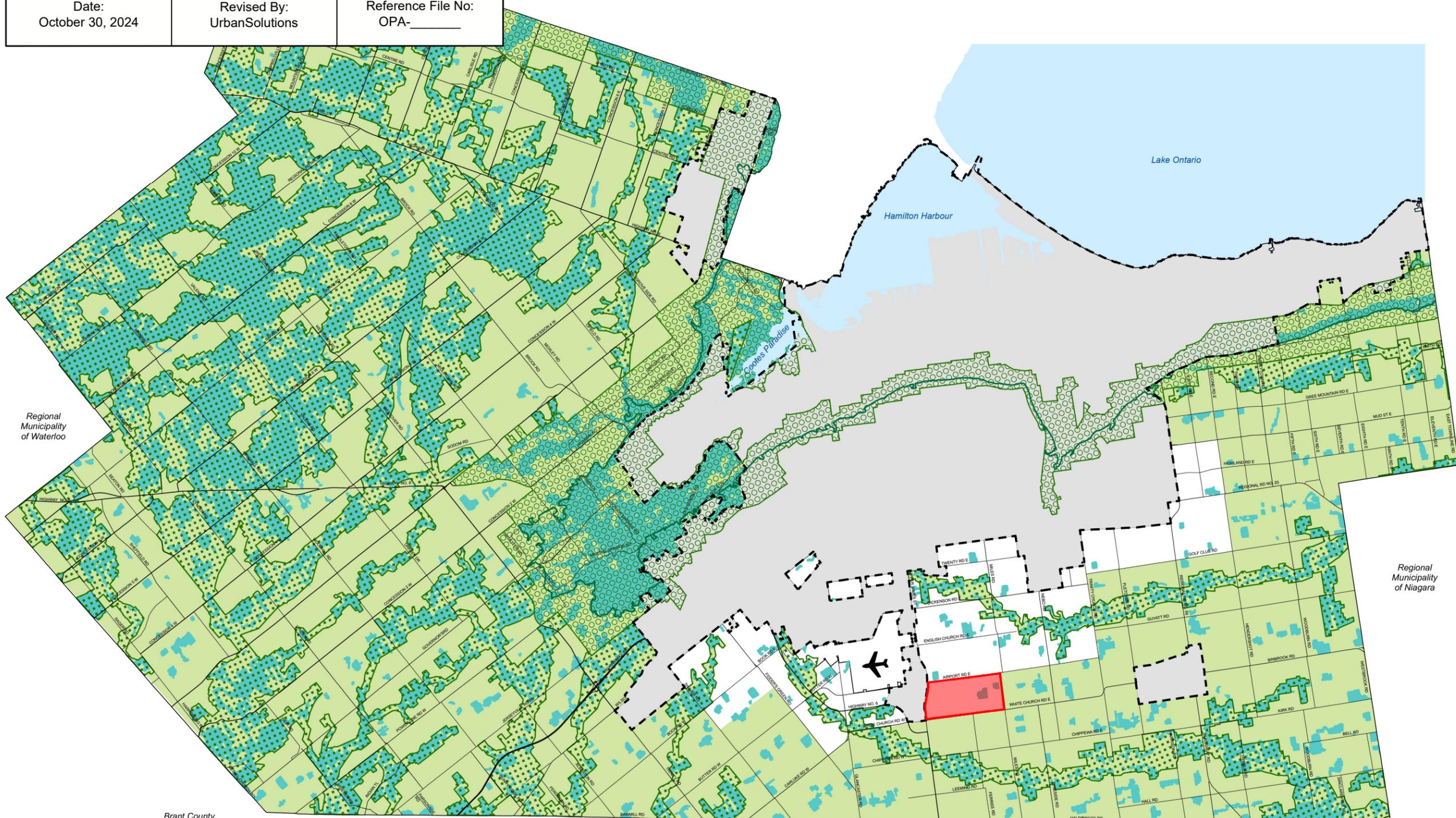
Regional Municipality of Halton

Regional Municipality of Waterloo

Regional Municipality of Niagara

Brant County

Haldimand County



Legend

-  Key Natural Heritage Feature Significant Woodlands *
-  Greenbelt Protected Countryside
-  Greenbelt Natural Heritage System
-  Niagara Escarpment Plan Area
- Other Features**
-  Urban Area
-  John C. Munro Hamilton International Airport
-  Niagara Escarpment
-  Urban Boundary
-  Municipal Boundary

* Note: Features mapped with a 30m Vegetation Protection Zone.

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

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



Date: Dec. 6, 2023

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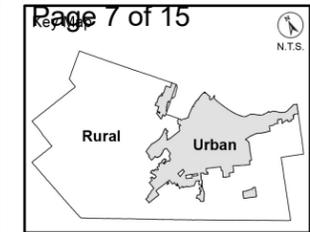
Appendix E
Amendment No. _____
to the City of Hamilton Official Plan

 Lands to be removed from Schedule B-4 of the Rural Hamilton Official Plan

Date:
October 30, 2024

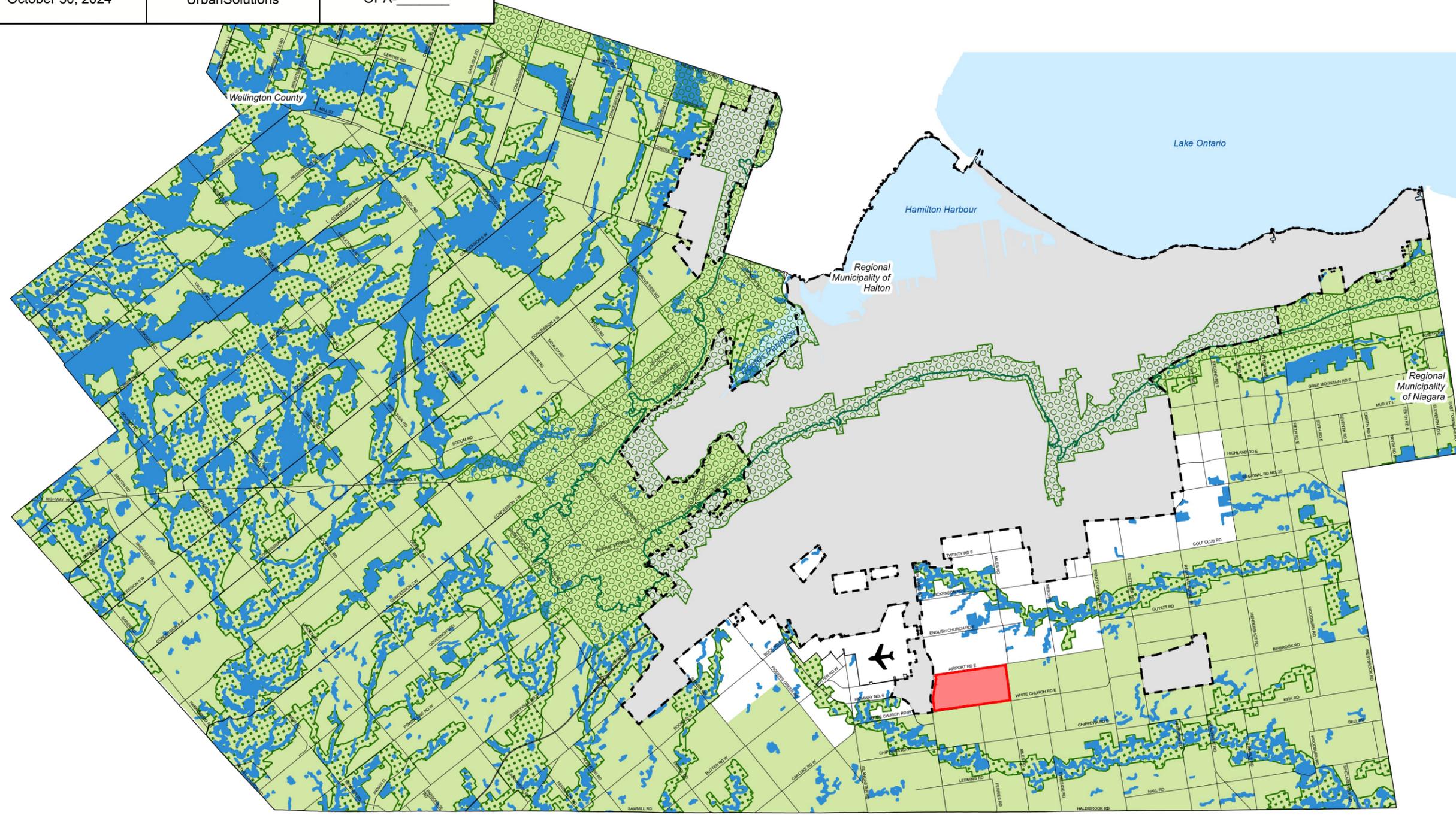
Revised By:
UrbanSolutions

Reference File No:
OPA-_____



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

 Deferral pending the resolution of the Official Plan Amendment application



- Legend**
-  Key Natural Heritage and Key Hydrologic Feature Wetlands *
 -  Greenbelt Protected Countryside
 -  Greenbelt Natural Heritage System
 -  Niagara Escarpment Plan Area
- Other Features**
-  Urban Area
 -  John C. Munro Hamilton International Airport
 -  Niagara Escarpment
 -  Urban Boundary
 -  Municipal Boundary

* Note: Features mapped with a 30m Vegetation Protection Zone.

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

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



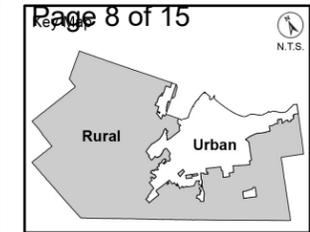
Appendix F
Amendment No. _____
to the City of Hamilton Official Plan

 Lands to be removed from Schedule B-5 of the Rural Hamilton Official Plan

Date:
October 30, 2024

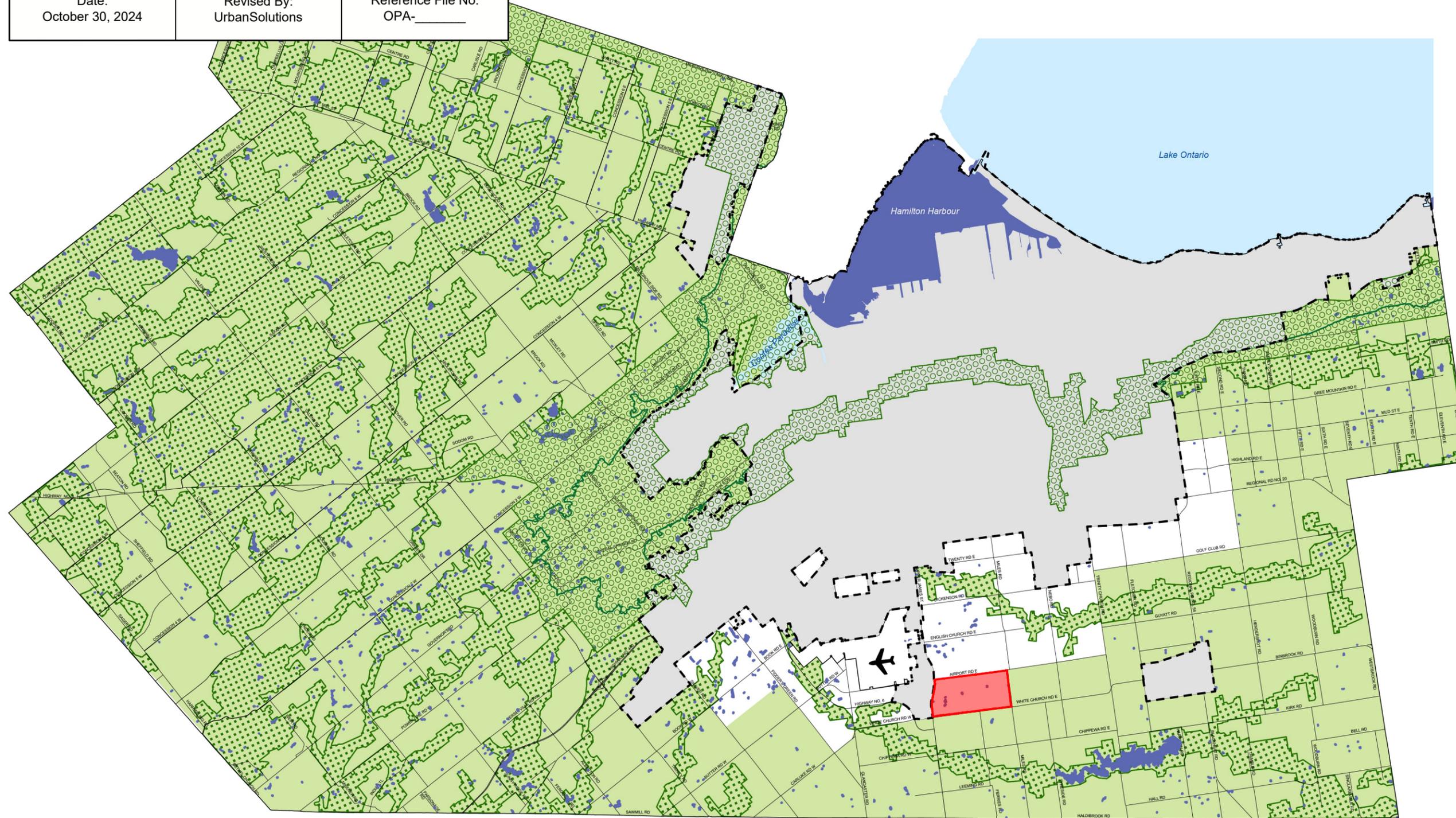
Revised By:
UrbanSolutions

Reference File No:
OPA-_____



Note: For Urban Detailed Natural Heritage Features refer to Schedule B-5 of the Urban Hamilton Official Plan.

 Deferral pending the resolution of the Official Plan Amendment application



- Legend**
-  Key Hydrologic Feature
Lakes and Littoral Zones *
 -  Greenbelt Protected Countryside
 -  Greenbelt Natural Heritage System
 -  Niagara Escarpment Plan Area
 - Other Features**
 -  Urban Area
 -  John C. Munro Hamilton International Airport
 -  Niagara Escarpment
 -  Urban Boundary
 -  Municipal Boundary

* **Note:** Features mapped with a 30m Vegetation Protection Zone.

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

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

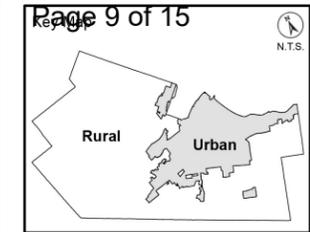
Appendix G
Amendment No. _____
to the City of Hamilton Official Plan

 Lands to be removed from Schedule B-6 of the Rural Hamilton Official Plan

Date:
October 30, 2024

Revised By:
UrbanSolutions

Reference File No:
OPA-_____



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

 Deferral pending the resolution of the Official Plan Amendment application

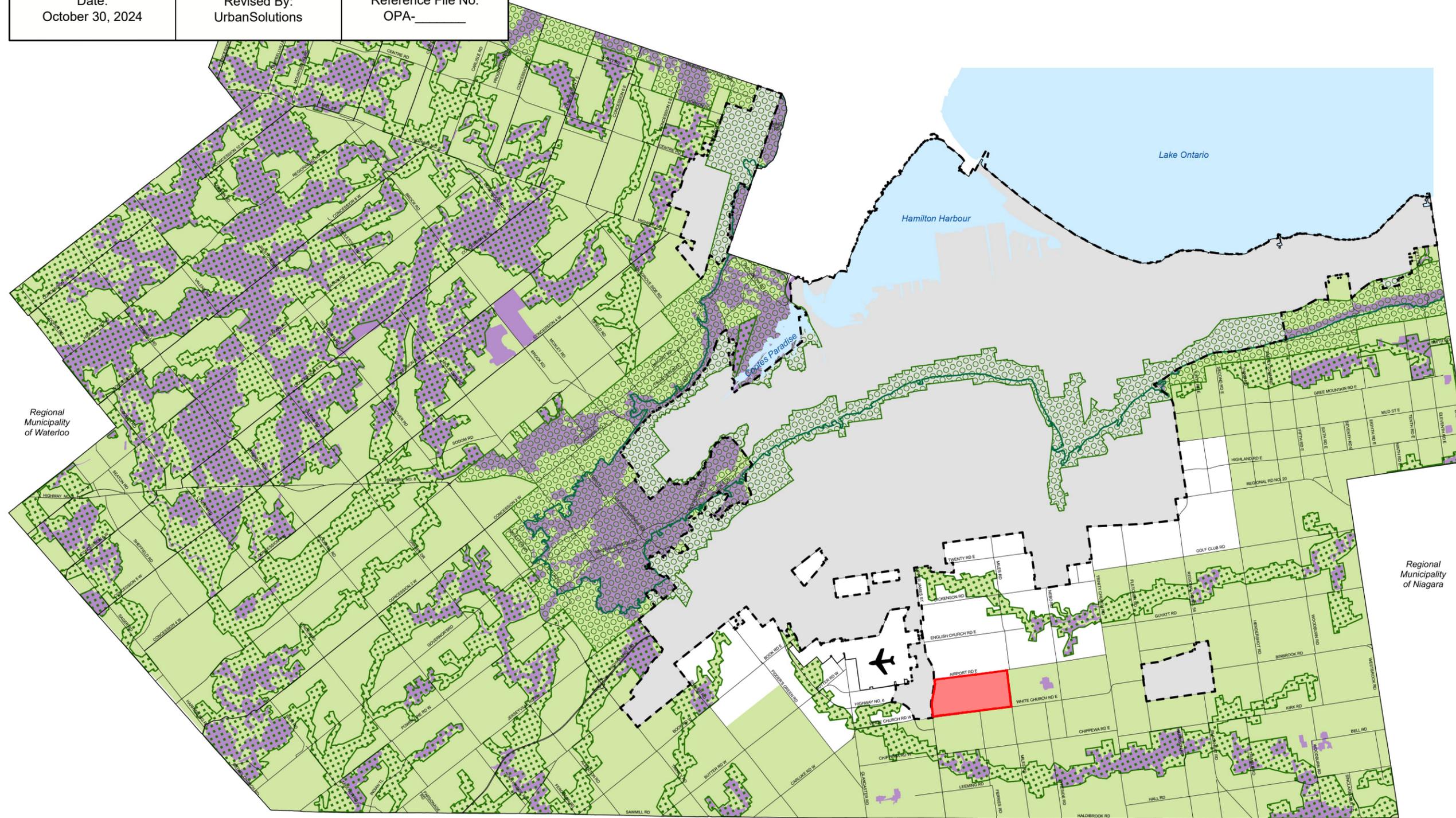
Regional Municipality of Halton

Regional Municipality of Waterloo

Regional Municipality of Niagara

Brant County

Haldimand County



Legend

-  Local Natural Area Environmentally Significant Area
-  Greenbelt Protected Countryside
-  Greenbelt Natural Heritage System
-  Niagara Escarpment Plan Area
- Other Features**
-  Urban 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

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



Date: Dec. 6, 2023

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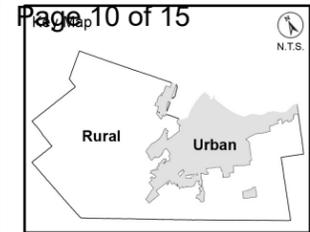
Appendix H
Amendment No. _____
to the City of Hamilton Official Plan

 Lands to be removed from Schedule B-7 of the Rural Hamilton Official Plan

Date:
October 30, 2024

Revised By:
UrbanSolutions

Reference File No:
OPA-_____



Note: For Urban Detailed Natural Heritage Features refer to Schedule B-7 of the Urban Hamilton Official Plan.

 Deferral pending the resolution of the Official Plan Amendment application

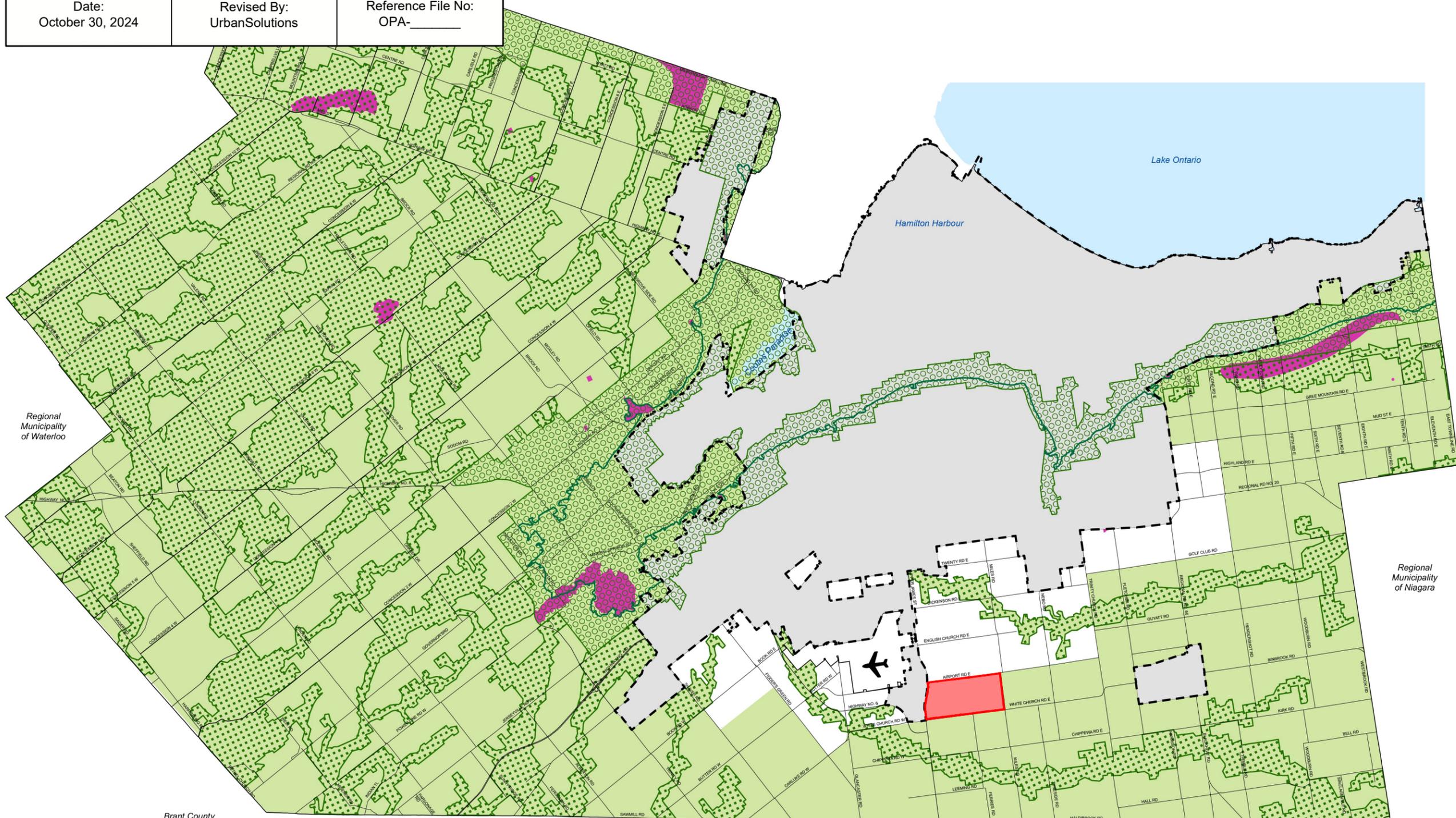
Regional Municipality of Halton

Regional Municipality of Waterloo

Regional Municipality of Niagara

Brant County

Haldimand County



Legend

-  Local Natural Area Earth Science ANSI
-  Greenbelt Protected Countryside
-  Greenbelt Natural Heritage System
-  Niagara Escarpment Plan Area
- Other Features**
-  Urban 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

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



Date: Dec. 6, 2023

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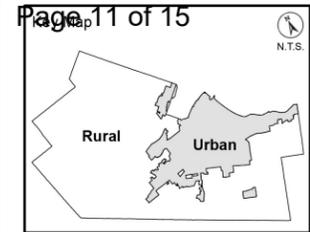
Appendix I
Amendment No. _____
to the City of Hamilton Official Plan

 Lands to be removed from Schedule B-8 of the Rural Hamilton Official Plan

Date:
October 30, 2024

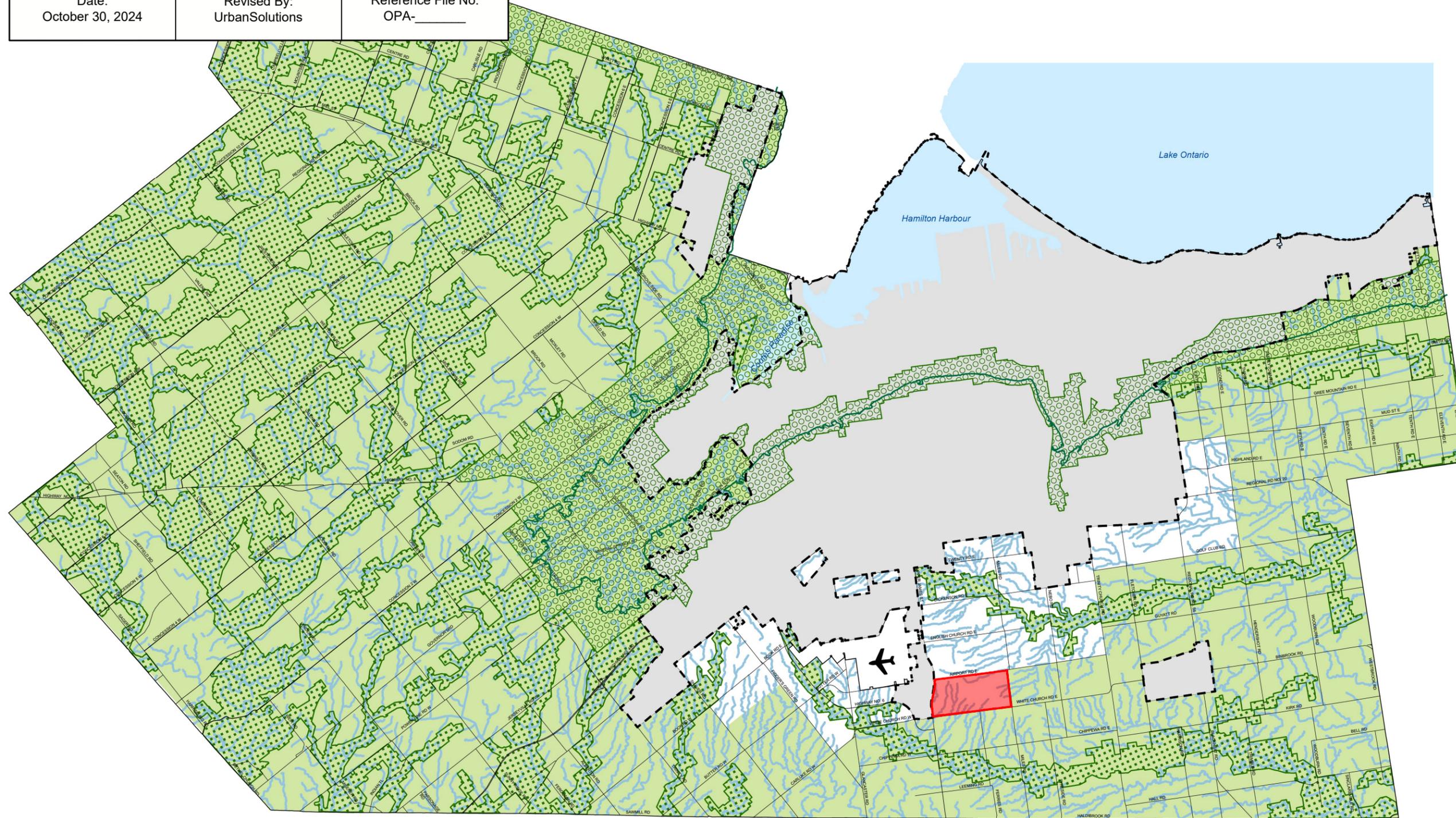
Revised By:
UrbanSolutions

Reference File No:
OPA-_____



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

 Deferral pending the resolution of the Official Plan Amendment application



Legend

-  Key Hydrologic Feature Streams *
-  Greenbelt Protected Countryside
-  Greenbelt Natural Heritage System
-  Niagara Escarpment Plan Area
- Other Features**
-  Urban Area
-  John C. Munro Hamilton International Airport
-  Niagara Escarpment
-  Urban Boundary
-  Municipal Boundary

* **Note:** Features mapped with a 30m Vegetation Protection Zone.

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

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



Date: Dec. 6, 2023

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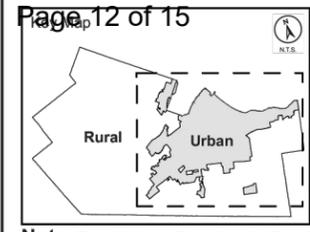
Appendix J
Amendment No. _____
to the City of Hamilton Official Plan

 Lands to be removed from Schedule C of the Rural Hamilton Official Plan

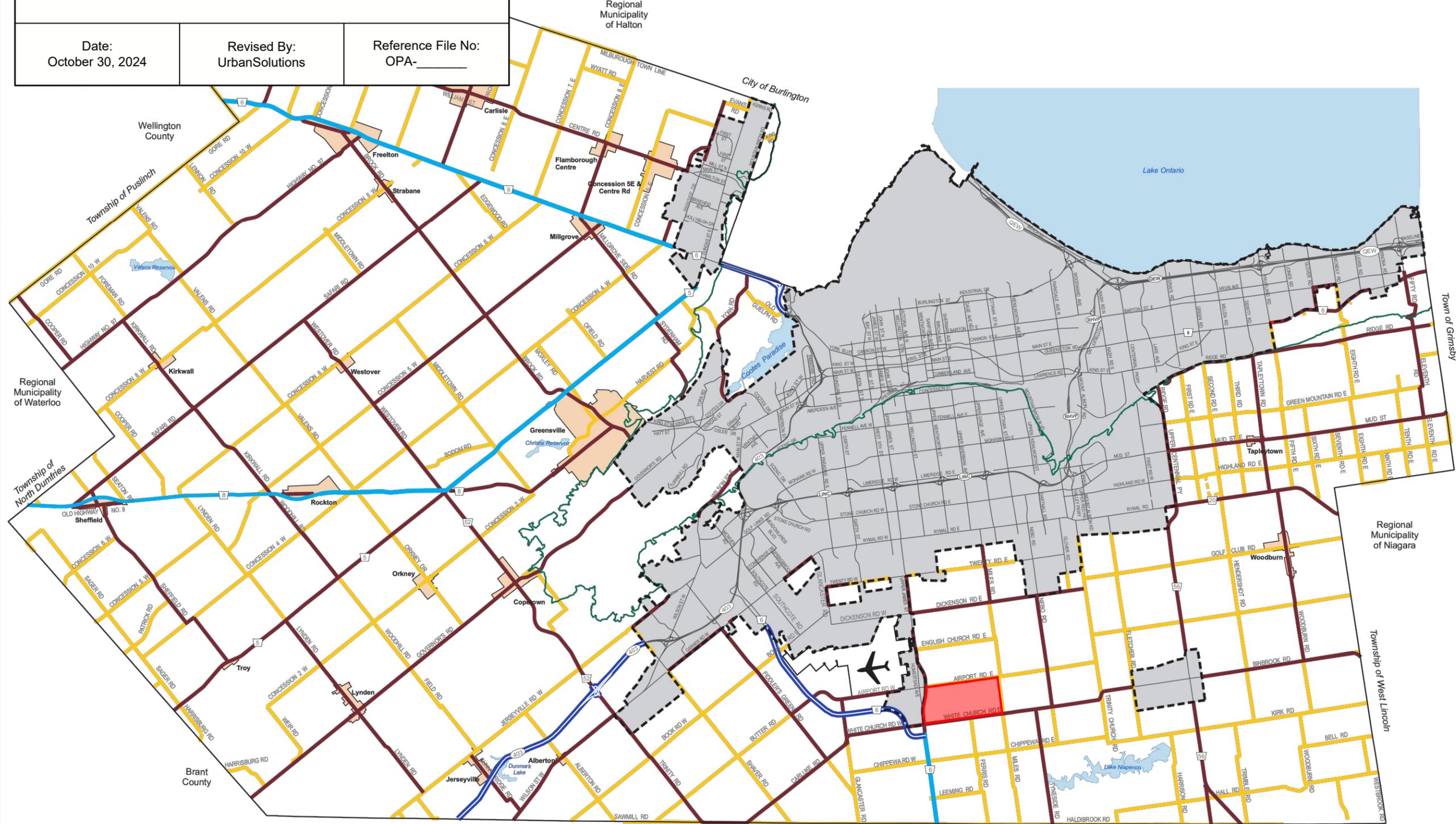
Date:
October 30, 2024

Revised By:
UrbanSolutions

Reference File No:
OPA-_____



Note: For Urban Functional Road Classification, refer to Schedule C-1 of the Urban Hamilton Official Plan.



Legend

-  Arterial
-  Collector
-  Provincial Highway (Controlled Access)
-  Provincial Highway

Proposed Roads

-  Collector

Other Features

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

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

Not To Scale 

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

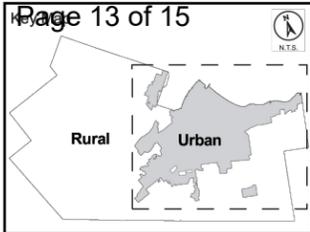
 Lands to be removed from Schedule D of the Rural Hamilton Official Plan

Date:
October 28, 2024

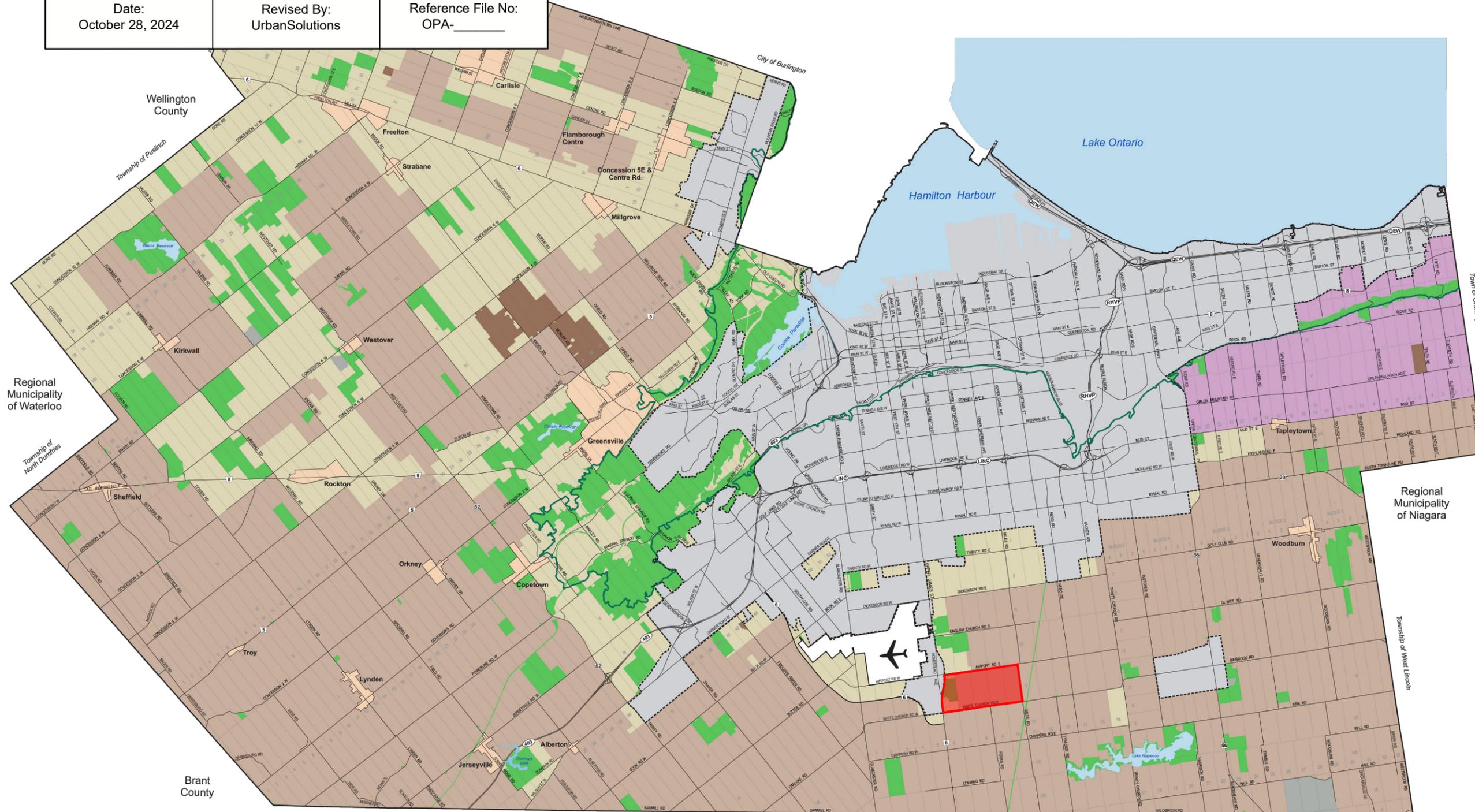
Revised By:
UrbanSolutions

Reference File No:
OPA-_____

Regional
Municipality
of Halton



Note: For Urban Land Use Designations, refer to Schedule E-1 of the Urban Hamilton Official Plan.



Legend

-  Rural Settlement Areas
- Rural Land Use Designations**
-  Agriculture
-  Specialty Crop
-  Rural
-  Mineral Aggregate Resource Extraction Areas
-  Open Space
-  Utility
- Other Features**
-  Urban Area
-  John C. Munro Hamilton International Airport
-  Niagara Escarpment
-  Urban Boundary
-  Municipal Boundary

Council Adoption: September 27, 2006
Ministerial Approval: December 24, 2008
Effective Date: March 7, 2012

**Rural Hamilton Official Plan
Schedule D
Rural Land Use Designations**



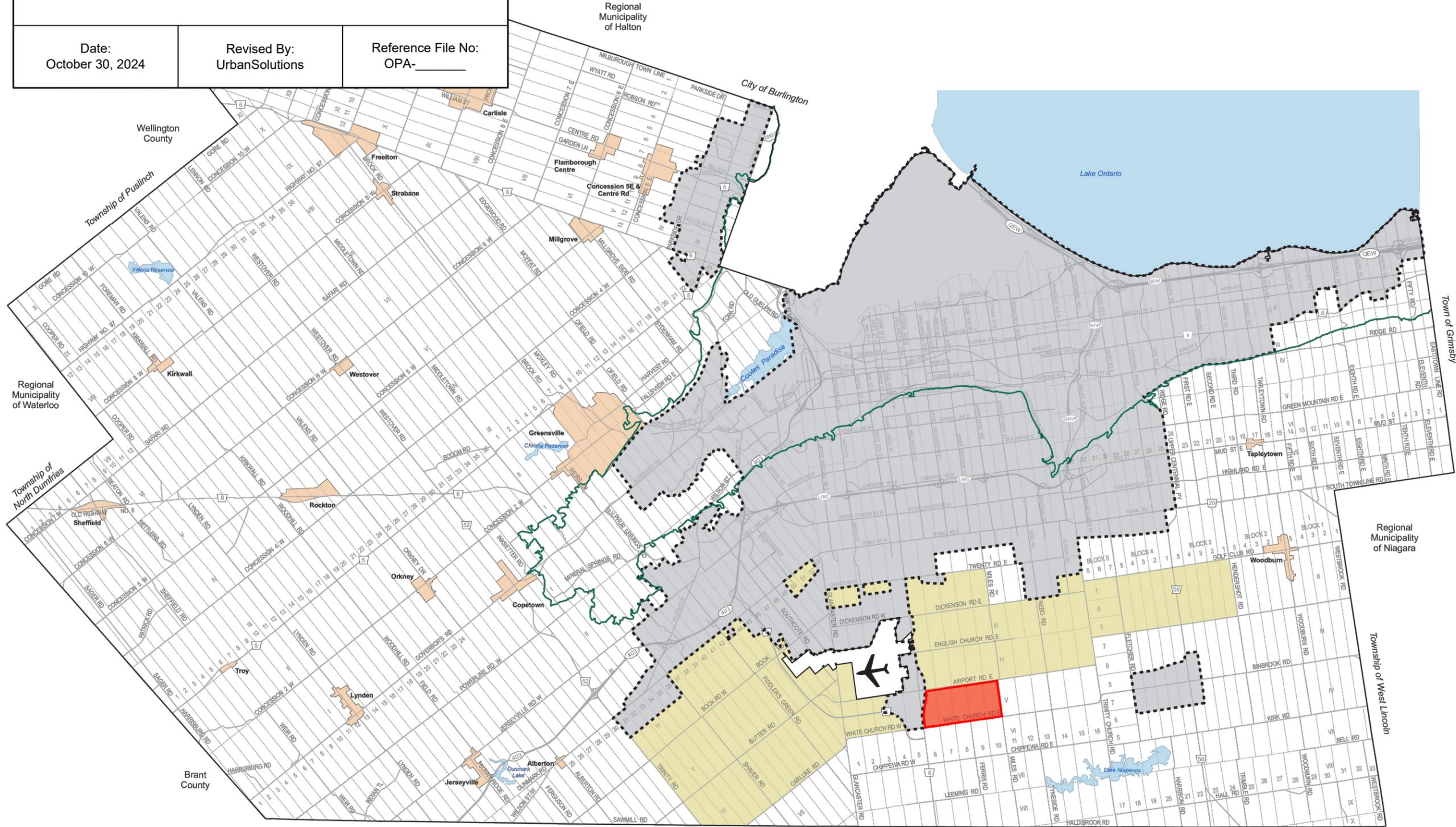
Appendix L
Amendment No. _____
to the City of Hamilton Official Plan

 Lands to be removed from Schedule F of the Rural Hamilton Official Plan

Date:
October 30, 2024

Revised By:
UrbanSolutions

Reference File No:
OPA-_____



- Legend**
-  Rural Settlement Areas
 -  Airport Influence Area
- Other Features**
-  Urban Area
 -  John C. Munro Hamilton International Airport
 -  Niagara Escarpment
 -  Urban Boundary
 -  Municipal Boundary

Council Adoption: September 27, 2006
Ministerial Approval: December 24, 2008
Effective Date: March 7, 2012

**Rural Hamilton Official Plan
Schedule F
Airport Influence Area**

Not To Scale
Date: April 2014



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

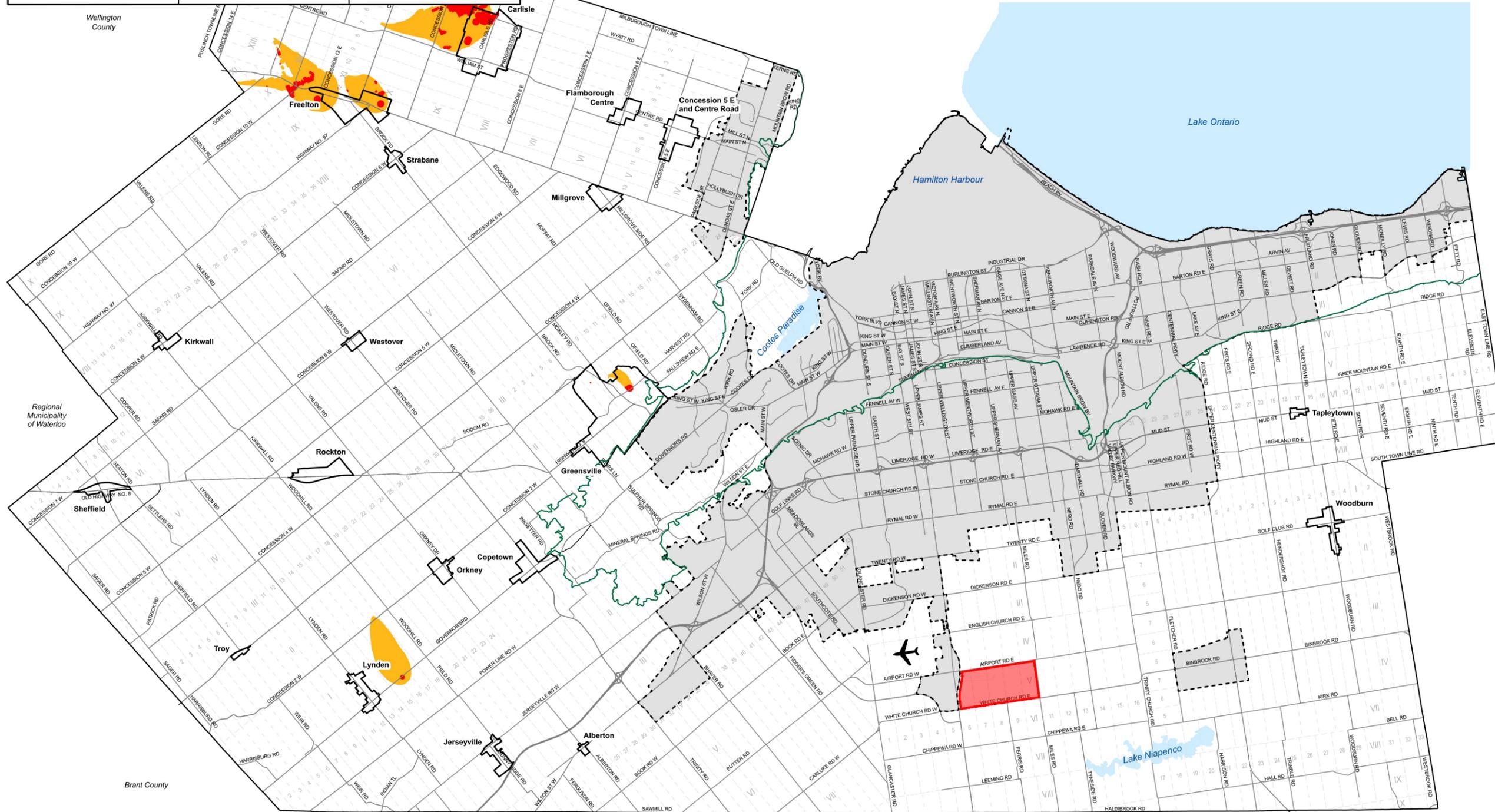
 Lands to be removed from Schedule G of the Rural Hamilton Official Plan

Date:
October 30, 2024

Revised By:
UrbanSolutions

Reference File No:
OPA-_____

Note: For detailed view of Source Protection Vulnerable Areas, refer to Volume 2 Rural Settlement Area Map 4a, Map 7a and Map 8c.



Legend

-  Vulnerable Area 1
-  Vulnerable Area 2
-  Vulnerable Area 3
-  Rural Settlement Areas

Other Features

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

**Rural Hamilton Official Plan
Schedule G
Source Protection Vulnerable Areas**

 N.T.S.



Date: Dec. 23, 2023

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