

DRAFT Urban Hamilton Official Plan Amendment No. X

The following text, together with Appendix A Volume 2: Map B.7.4-1 – Fruitland - Winona Secondary Plan – Land Use Plan, attached hereto, constitutes Official Plan Amendment No. “X” to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose of this Amendment is to amend the Fruitland - Winona Secondary Plan by redesignating the front portion of the subject lands from “Low Density Residential 2” and “Low Density Residential 3” to “Institutional”, redesignating a portion of the subject lands from “Low Density Residential 2” and “Neighbourhood Park” to “Natural Open Space”, and adding a new Site Specific Policy – Area “X”. The effect of this Amendment is to allow for a six storey, 160 bed long term care facility and to recognize the location of the existing natural features and refine the “Neighbourhood Park” boundary.

2.0 Location:

The lands affected by this Amendment are known municipally as 861 Highway No. 8, Stoney Creek.

3.0 Basis:

The basis for permitting this Amendment is:

- The proposed development maintains the general intent of the policies of the Urban Hamilton Official Plan and the Fruitland - Winona Secondary Plan.
- The proposed development will be compatible and complementary with the existing and planned development in the immediate area; and,
- The Amendment is consistent with the Provincial Planning Statement, 2024.

4.0 Actual Changes:

4.1 Volume 2 – Secondary Plans

Text

4.1.1 Chapter B.7.0 – Stoney Creek Secondary Plans – Section B.7.4 – Fruitland-Winona Secondary Plan

- a. That Volume 2: Chapter B.7.0 – Stoney Creek Secondary Plans, Section B.7.4 – Fruitland-Winona Secondary Plan, be amended by adding a new Site Specific Policy as follows:

“Site Specific Policy – Area X

B.7.4.18.X For lands identified as Site Specific Policy – Area X on Map B.7.4-1 – Fruitland-Winona Secondary Plan – Land Use Plan, designated Institutional, and known as 861 Highway No. 8, the following policy shall apply:

- a) In addition to Section B.7.4.8 - Institutional Designation, a maximum building height of 6 storeys shall be permitted for a long term care facility.”

Maps

4.1.2 Map

- a. That Volume 2: Map B.7.4-1 – Fruitland – Winona Secondary Plan – Land Use Plan be amended by:
- i) redesignating a portion of the subject lands from “Low Density Residential 2” to “Natural Open Space”;
 - ii) redesignating a portion of the subject lands from “Low Density Residential 3” to “Institutional”;

- iii) redesignating a portion of the subject lands from “Neighbourhood Park” to “Natural Open Space”;
 - iv) redesignating a portion of the subject lands from “Low Density Residential 2” to “Institutional”; and,
 - v) identifying the subject lands as Site Specific Policy – Area “X”;
- as shown on Appendix “A” attached to this amendment.

5.0 Implementation:

An implementing Zoning By-Law Amendment and Site Plan application 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 day of ___, 2026.

**The
City of Hamilton**

A. Horwath
MAYOR

M. Trennum
CITY CLERK

