Authority: Item 4, Planning Committee

Report: 20-005 (PED20075) CM: July 17, 2020

Ward: 10

Bill No. 149

CITY OF HAMILTON

BY-LAW NO. 20-149

To Adopt:

Official Plan Amendment No. 133 to the Urban Hamilton Official Plan

Respecting:

1329 & 1335 Barton Street, 339 & 347 Fifty Road, 40 Zinfandel Drive, 16 to 30 Foothills Lane, and Blocks 13, 14, 18 and part of Block 9 in Registered Plan 62M-1241

(Stoney Creek)

NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. Amendment No. 133 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 17th day of July, 2020.

F. Eisenberger A. Holland
Mayor City Clerk

Urban Hamilton Official Plan Amendment No. 133

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. 133 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to change the land use designation and amend both Area Specific Policy mapping and text to permit a maximum net residential density of 49 units per hectare.

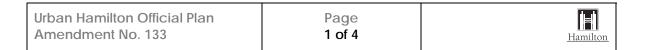
2.0 Location:

The lands affected by this Amendment are known municipally as 1329 and 1335 Barton Street, 339 and 347 Fifty Road, 40 Zinfandel Drive, 16 to 30 Foothills Lane, and Blocks 13, 14, 18 and part of Block 9 in Registered Plan 62M-1241, in the former City of Stoney Creek.

3.0 Basis:

The basis for permitting this Amendment is:

- To provide a more accurate reflection of the former OMB (now LPAT)
 Decision PL120721, which permitted a maximum density of 49 units per hectare;
- The proposed Amendment is consistent with the established permitted uses for the subject lands; and,
- The Amendment is consistent with the Provincial Policy Statement, 2020 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2019.



4.0 Actual Changes:

4.1 Volume 2 - Secondary Plans

Text

- 4.1.1 <u>Chapter B.7 Stoney Creek Secondary Plans Section B.7.4 -</u> Fruitland-Winona Secondary Plan
- a. That Volume 2: Chapter B.7.0 Stoney Creek Secondary Plans, Section B.7.4 Fruitland-Winona Secondary Plan, Policy B.7.4.18.8 be amended by adding the word "and," between "ii) 970 Barton Street;" and "iii) 1360 Barton Street;" and by deleting the words "and, iv) 347 Fifty Road;", so that the policy reads, as follows:
 - "B.7.4.18.8 For the lands located at:
 - i) Glover Road, Barton Street, Concession 1, dividing Lots 11 and 12 and Highway No. 8;
 - ii) 970 Barton Street; and,
 - iii) 1361 Barton Street;

and as shown as Area Specific Policy – Area H on Map B.7.4-1 – Fruitland-Winona Secondary Plan – Land Use Plan, the following policy shall apply: ..."

b. That Volume 2: Chapter B.7.0 – Stoney Creek Secondary Plans, Section
 B.7.4 – Fruitland-Winona Secondary Plan be amended by replacing
 Area Specific Policy – Area I with the following:

"Area Specific Policy - Area I

- B.7.4.18.9 The following policies shall apply to the lands located at 1329 and 1335 Barton Street, 16-30 Foothills Lane, 40 Zinfandel Drive, and Block Nos. 13, 14, 18 and part of Block No. 9 within Registered Plan No. 62M-1241, and 339 and 347 Fifty Road, designated Low Density Residential 3 and identified as Area Specific Policy Area I on Map B.7.4-1 Fruitland-Winona Secondary Plan Land Use Plan:
 - a) In addition to Policies B.1.6 d) and B.1.7 of Volume 2, for

the purposes of calculating net residential density, the development area shall be all the lands subject to Area Specific Policy – Area I;

- b) In addition to Policy B.7.4.4.5 a), grade-oriented attached housing and low rise apartments shall also be permitted; and,
- c) Notwithstanding Policy E.3.4.4 of Volume 1 and B.7.4.4.5 b) of Volume 2, the net residential density shall be greater than 40 units per hectare and shall not exceed 49 units per hectare.
- d) It is the intent of Council that a Draft Plan of Subdivision is not required to facilitate the orderly development of the lands per Policy F.1.14.1.1 of Volume 1, and that the extension of Sonoma Lane to Fifty Road may proceed by way of a deposited reference plan and deeming bylaw and be designed in accordance with Policy Section C.4.5 of Volume 1, provided the City receives all necessary assurances and related securities respecting the construction and dedication of the road extension, to the satisfaction of the City.

Maps

4.1.2 <u>Map</u>

- a. That Volume 2: Map B.7.4-1 Fruitland-Winona Secondary Plan Land Use Plan be amended by:
 - i) redesignating lands from "Low Density Residential 2" to "Low Density Residential 3";
 - ii) removing lands from Area Specific Policy Area H; and,
 - iii) adding lands to Area Specific Policy Area I,
 - as shown on Appendix "A", attached to this Amendment.

5.0 <u>Implementation</u>:

Implementing Site Plans will give effect to the intended uses on the subject lands.

This Official Plan Amendment is Schedule "1" to By-law No. 20-149 passed on the 17^{th} day of July, 2020.

	The City of Hamilton
F. Eisenberger MAYOR	A. Holland CITY CLERK

