

**Authority:** Item 8, Planning Committee  
Report: 18-018 (PED18150)  
CM: August 17, 2018  
Ward: 12

**Bill No. 230**

**CITY OF HAMILTON  
BY-LAW NO. 18-230**

**To Adopt:**

**Official Plan Amendment No. 110 to the  
Urban Hamilton Official Plan**

Respecting:

**620 Tradewind Drive  
(Town of Ancaster)**

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

1. Amendment No. 110 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

**PASSED** this 17<sup>th</sup> day of August, 2018.

---

F. Eisenberger  
Mayor

---

J. Pilon  
Acting City Clerk

**Schedule “1”**

**Urban Hamilton Official Plan  
Amendment No. 110**

The following text, together with:

Appendix “A”	Volume 1, Schedule B – Natural Heritage System
Appendix “B”	Volume 1, Schedule B-4 – Detailed Natural Heritage Features – Key Natural Heritage Features and Key Hydrologic Features Wetlands
Appendix “C”	Volume 3, Map 2 – Urban Site Specific Key Map

attached hereto, constitute Official Plan Amendment No. 110 to the Urban Hamilton Official Plan.

**1.0 Purpose and Effect:**

The purpose and effect of this Amendment is to remove natural feature identifications and establish a Site Specific Policy to permit the development of the lands for employment and limited ancillary uses.

**2.0 Location:**

The lands affected by this Amendment are known municipally as 620 Tradewind Drive, in the former Town of Ancaster.

**3.0 Basis:**

The basis for permitting this Amendment is as follows:

- The basis of the amendment for the removal of the natural heritage features is supportable as its removal has been justified through review of the submitted supporting studies and Species at Risk Assessments by both the City of Hamilton and the Grand River Conservation Authority.
- The proposed amendment will permit industrial development which is compatible with existing land uses in the immediate area and represents good planning by, among other things, providing for the development of a complete community and employment, while enhancing and establishing streetscapes for the industrial park and making efficient use of a vacant parcel of land with existing infrastructure.

- The proposed amendment is consistent with the Provincial Policy Statement, 2005 and 2014, and conforms to the Growth Plan for the Greater Golden Horseshoe, 2017 as it protects and preserves employment areas for current and future uses while ensuring that the necessary infrastructure is provided to support current and projected needs.

#### 4.0 Actual Changes:

#### 4.1 Volume 1 – Parent Plan

##### *Schedules and Appendices*

##### 4.1.1 Schedules

- a. That Volume 1, Schedule B – Natural Heritage System be amended by deleting the “Core Areas” and “Linkages” identifications on the subject lands, as shown on Appendix “A” attached to this Amendment.
- b. That Volume 1, Schedule B-4 – Detailed Natural Heritage Features – Key Natural Heritage Feature and Key Hydrologic Feature Wetlands, be amended by deleting the “Key Natural Heritage and Key Hydrologic Feature Wetlands” identification on the subject lands, as shown on Appendix “B” attached to this Amendment.

#### 4.2 Volume 3 – Special Policy Areas, Area Specific and Site Specific Policies

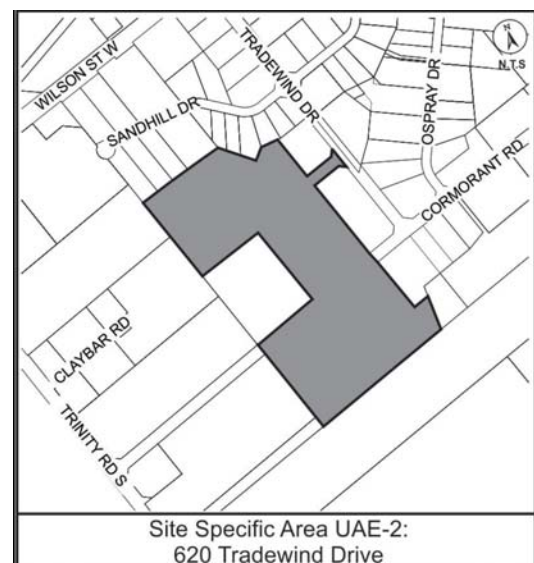
##### *Text Changes*

##### Volume 3 – Chapter C – Urban Site Specific Policies

- 4.2.1 Urban Hamilton Official Plan Volume 3 – Chapter C – Urban Site Specific Policies – Ancaster be amended by adding a new Site Specific Policy, as follows:

##### **“UAE-2 620 Tradewind Drive, former Town of Ancaster**

- 1.0 Notwithstanding Section E.5.4 – Employment Area – Business Park Designation, Policy E.5.4.4 of Volume 1, lands designated “Employment Area – Business



Park", located at 620 Tradewind Drive and identified as Site Specific Policy Area UAE-2, may also be used for limited *ancillary commercial and supporting* uses, in accordance with Policy E.5.4.3 c) and the Zoning By-law."

### ***Schedule and Map Changes***

#### Volume 3 – Chapter C – Urban Site Specific Key Map

4.2.2 Urban Hamilton Official Plan Volume 3 – Chapter C – Urban Site Specific Policies Key Map be amended by adding "UAE-2" to a portion of the subject lands, as shown on Appendix "C", attached to this Amendment.

#### **5.0 Implementation:**

An implementing Zoning By-Law Amendment and Draft Plan of Subdivision will give effect to the intended uses on the subject lands.

This is Schedule "1" to By-law No. 18-230 passed on the day 17<sup>th</sup> of August, 2018.

### **The City of Hamilton**


---

F. Eisenberger  
MAYOR

---

J. Pilon  
ACTING CITY CLERK

Appendix A  
**APPROVED Amendment No. 110**  
 to the Urban Hamilton Official Plan

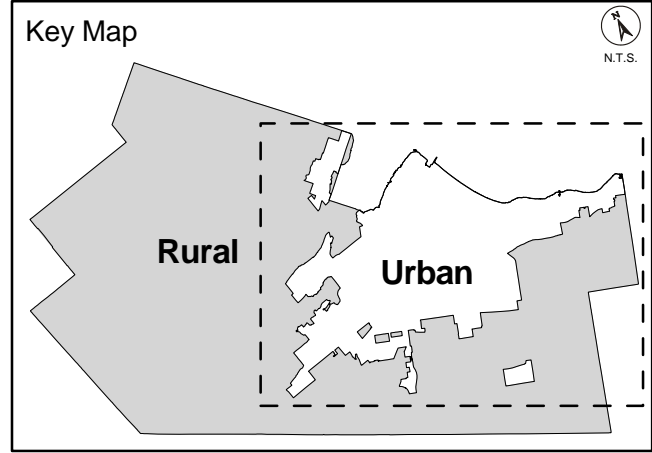
 To delete "Core Areas" and Linkages" identification from the Subject Lands.

(620 Tradewind Drive, Ancaster)

Date:  
 August 14, 2018

Revised By:  
 AC/NB

Reference File No.:  
 OPA-U-110(A)



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






**APPEAL**

The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park to Upper James Street remains under appeal - see illustration on Schedules E and E-1, Volume 1.


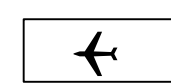

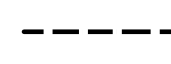
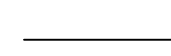
**★ Lands Under Appeal**

- 305 Stone Church Road West  
 - 313 Stone Church Road East & lands bounded by Stone Church Road East, Upper Wellington Street, Lincoln M Alexander Parkway and Upper Wentworth Street

**Legend**

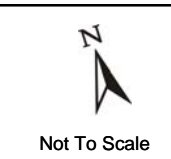
-  Core Areas
-  Area Specific Policy - USC-1 and USC-2 in Volume 3
-  Linkages
-  Parks & General Open Space (Excluding Parkettes)
-  Streams

**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

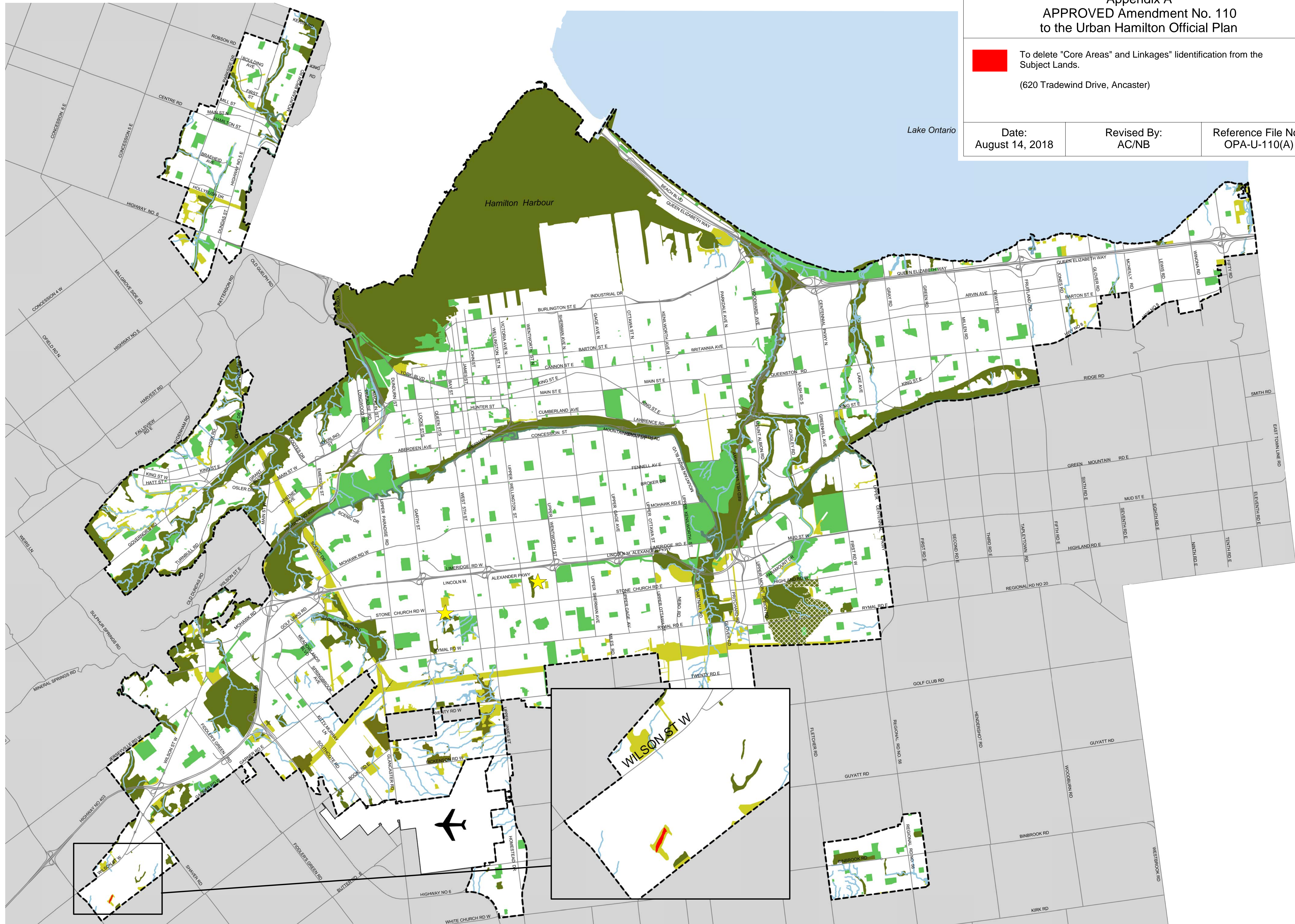
**Urban Hamilton Official Plan**  
**Schedule B**  
**Natural Heritage System**



Date: April 13, 2018



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

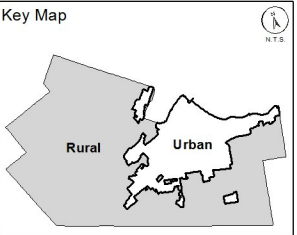


Appendix B  
 APPROVED Amendment No. 110  
 to the Urban Hamilton Official Plan

 To delete the "Key Natural Heritage and Key Hydrologic Feature Wetlands" identifications from Subject Lands

(620 Tradewind Drive, Ancaster)

Date: August 14, 2018	Revised By: AC/NB	Reference File No.: OPA-U-110(A)
--------------------------	----------------------	-------------------------------------



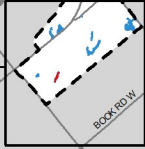
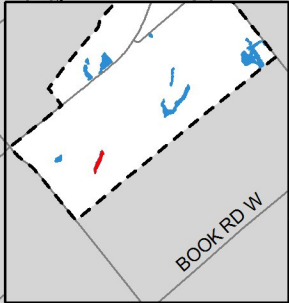
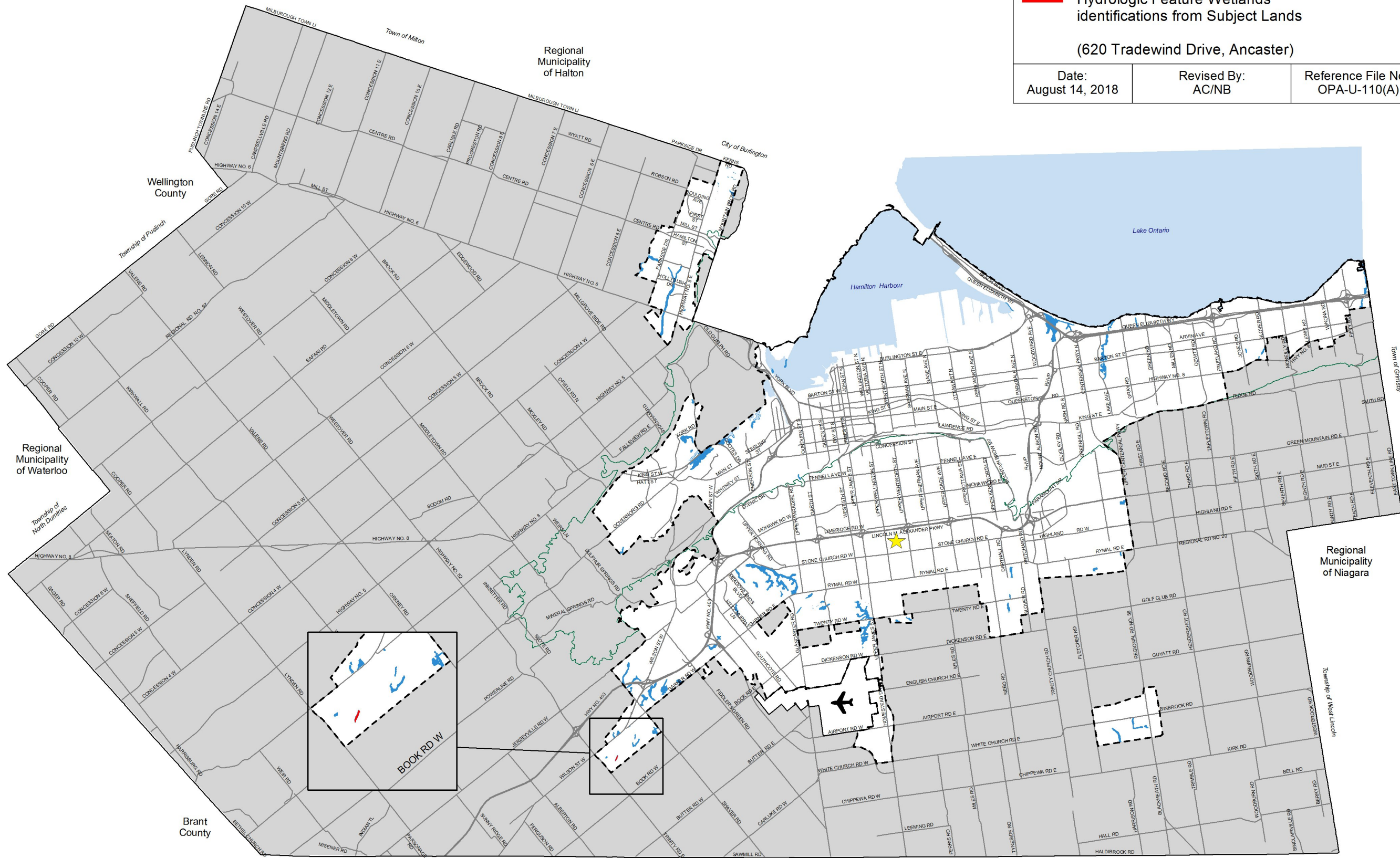
Note: For Rural Detailed Natural Heritage Features refer to Schedule B-4 of the Rural Hamilton Official Plan.

**APPEAL**







The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park to Upper James Street remains under appeal - see illustration on Schedules E and E-1, Volume 1.

 **Lands Under Appeal**

- 305 Stone Church Road W




**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 Feature and Key  
 Hydrologic Feature Wetlands**

Not To Scale



Date: Feb 27, 2018

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

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

Haldimand County

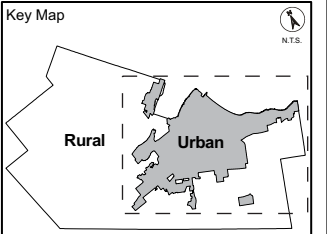
Appendix C  
 APPROVED Amendment No. 110  
 to the Urban Hamilton Official Plan

● Lands to be identified as  
 Site Specific Policy Area UAE-2  
 (620 Tradewind Drive, Ancaster)

Date:  
 August 14, 2018

Revised By:  
 AC/NB

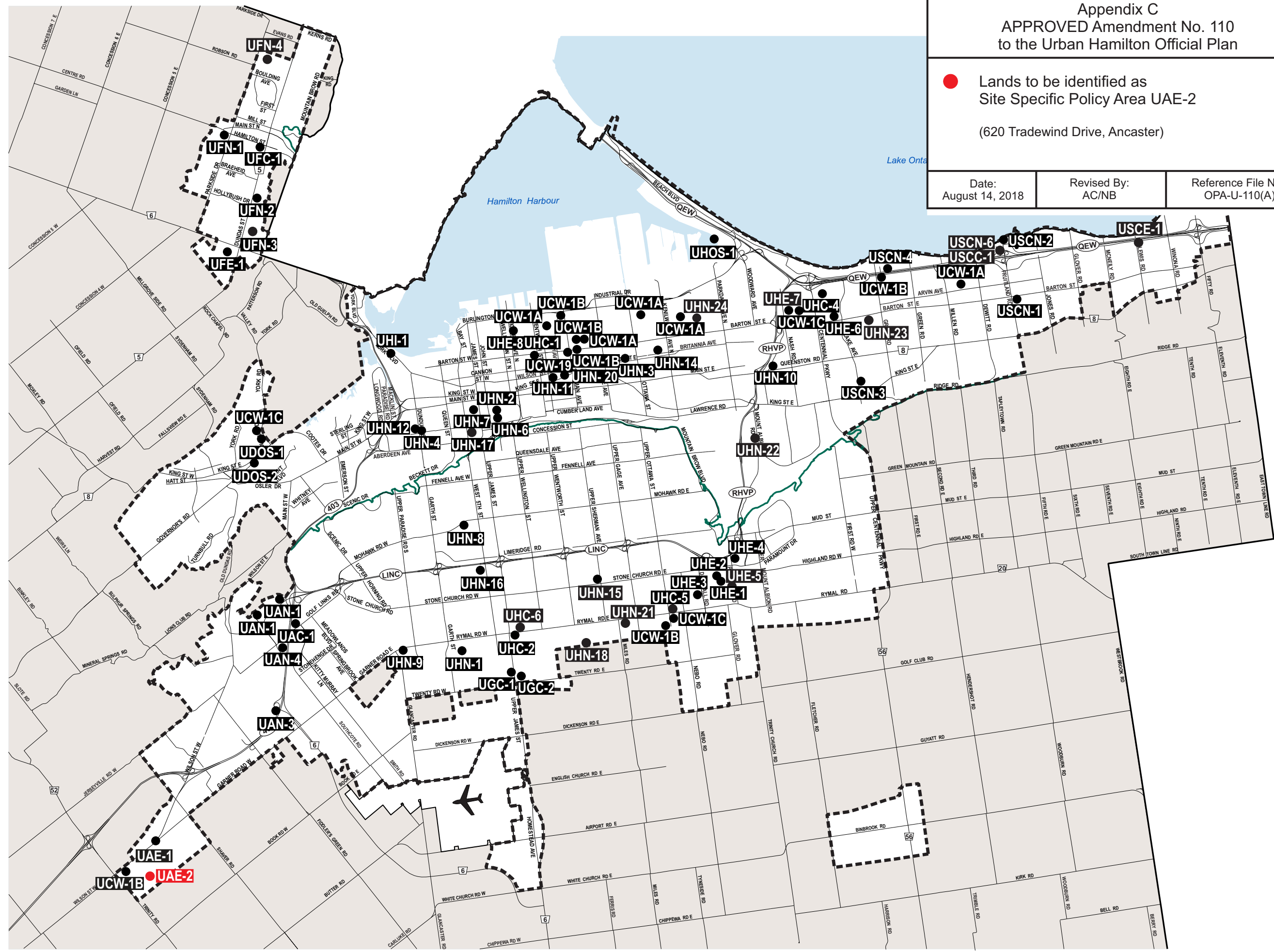
Reference File No.:  
 OPA-U-110(A)



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

**APPEAL**

The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park to Upper James Street remains under appeal – see illustration on Schedules E and E-1, Volume 1



**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**

