

Authority: Item 1, Planning Committee
Report: 19-018 (PED19211)
CM: November 27, 2019
Ward: City Wide

Bill No. 300

CITY OF HAMILTON

BY-LAW NO. 19-300

To Adopt:

**Official Plan Amendment No. 128 to the
Urban Hamilton Official Plan**

Respecting:

Administrative Amendment

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

1. Amendment No. 128 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 11th day of December, 2019.

F. Eisenberger
Mayor

A. Holland
City Clerk

**Urban Hamilton Official Plan
Amendment No. 128**

The following text, together with:

Appendix “A”	Volume 1: Chapter B – Communities
Appendix “B”	Volume 1: Chapter C – City Wide Systems and Designations
Appendix “C”	Volume 1: Chapter E – Urban Systems and Designations
Appendix “D”	Volume 1: Chapter F – Implementation
Appendix “E”	Volume 1: Schedule C – Functional Road Classification
Appendix “F”	Volume 1: Schedule C-2 – Future Right of Way Dedications
Appendix “G”	Volume 2: Chapter B.2.0 – Ancaster Secondary Plans, Section B.2.5 – Meadowlands Neighbourhood III Secondary Plan
Appendix “H”	Volume 2: Chapter B.5.0 – Glanbrook Secondary Plans – Section B.5.1 – Binbrook Village Secondary Plan
Appendix “I”	Volume 2: Chapter B.7.0 – Stoney Creek Secondary Plans – Section B.7.4 – Fruitland Winona Secondary Plan
Appendix “J”	Volume 2: Map B.2.5-1 – Meadowlands Neighbourhood III Secondary Plan – Land Use Plan
Appendix “K”	Volume 3: Chapter B – Urban Site Specific Policies
Appendix “L”	Volume 3: Map 2 – Urban Site Specific Key Map

attached hereto, constitutes Official Plan Amendment No. 128 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose of this amendment is to correct administrative (e.g. numbering, typographical and grammatical) errors. The effect of this Amendment is to improve clarity and understanding and ensure correctness of the Urban Hamilton Official Plan.

2.0 Location:

The lands affected by this Amendment are located within the Urban Area of the City of Hamilton.

3.0 Basis:

The basis for permitting this Amendment is:

- Clarify policies by correcting administrative errors (i.e. formatting, numbering, typographical and grammar) in the Urban Hamilton Official Plan.
- Urban Hamilton Official Plan Volume 1, Chapter F, Section F.1.0, Policy 1.1.4 requires that a City-initiated amendment be completed to update and streamline administration of municipal planning policies.
- The proposed Amendment is consistent with the Provincial Policy Statement, 2014 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2019.

4.0 Actual Changes:

4.1 Volume 1 – Parent Plan

Text

4.1.1 Chapter B – Communities

- a. That the following policy of Volume 1: Chapter B – Communities be amended, as outlined in Appendix “A”:
 - B.3.2.2.2

4.1.2 Chapter C – City Wide Systems and Designations

a. That the following policies of Volume 1: Chapter C – City Wide Systems and Designations be amended, as outlined in Appendix “B”:

- C.3.4.1
- C.4.8.6

4.1.3 Chapter E – Urban Systems and Designations

a. That the following policies of Volume 1: Chapter E – Urban Systems and Designations be amended, as outlined in Appendix “C”:

- E.2.5.3
- E.5.5.9

4.1.4 Chapter F – Implementation

a. That the following policy of Volume 1: Chapter F – Implementation be amended, as outlined in Appendix “D”:

- F.1.12.10

Schedules and Appendices

4.1.5 Schedules

a. That Volume 1: Schedule C – Functional Road Classification be amended by:

- i. identifying a portion of Mountain Brow Road as “Major Arterial”;
- ii. identifying Upper Red Hill Valley Parkway south of Rymal Road East from “Major Arterial” to “Proposed Major Arterial”; and
- iii. realigning the “Proposed Collector Road” extending from Twenty Road East to reflect the current Municipal Class Environmental Assessment (EA) process,

as shown on Appendix “E”, attached to this Amendment.

b. That Volume 1: Schedule C-2 – Future Right of Way Dedications be amended, as outlined in Appendix “F”.

4.2 Volume 2 – Secondary Plans

Text

4.2.1 Chapter B.2.0 – Ancaster Secondary Plans – Section B.2.5 – Meadowlands Neighbourhood III Secondary Plan

- a. That the following policy of Volume 2: Chapter B.2.0 – Ancaster Secondary Plans, Section B.2.5 – Meadowlands Neighbourhood III Secondary Plan be amended, as outlined in Appendix “G”, attached to this Amendment:
- B.2.5.1.1

4.2.2 Chapter B.5.0 – Glanbrook Secondary Plans – Section B.5.1 – Binbrook Village Secondary Plan

- a. That the following policies of Volume 2: Chapter B.5.0 – Glanbrook Secondary Plans – Section B.5.1 – Binbrook Village Secondary Plan be amended, as outlined in Appendix “H”, attached to this Amendment:
- B.5.1.13.1
 - B.5.1.13.11

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

- a. That the following policies of Volume 2: Chapter B.7.0 – Stoney Creek Secondary Plans – Section B.7.4 – Fruitland Winona Secondary Plan be amended, as outlined in Appendix “I”, attached to this Amendment:
- B.7.4.13.14
 - B.7.4.13.15

Maps

4.2.2 Map

- a. That Volume 2: Map B.2.5-1 – Meadowlands Neighbourhood III Secondary Plan – Land Use Plan be amended, by adding the letter “a” following the number “1” in the Legend entry “Low Density Residential 1” to read “Low Density Residential 1a”, as shown on Appendix “J”, attached to this Amendment.

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

Text

4.3.1 Chapter B – Urban Site Specific Policies

- a. That Volume 3: Chapter B – Urban Site Specific Policies, Dundas Urban Commercial and Mixed Use Site Specific Policy “UDMU-1” be amended as outlined on Appendix “K”, attached to this Amendment.

Maps and Appendices

4.3.2 Map

- a. That Volume 3: Map 2 – Urban Site Specific Key Map be amended by replacing the “UDMU-1” identification with “UDC-1”, as shown on Appendix “L”, attached to this Amendment.

5.0 Implementation:

An implementing Zoning By-Law 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 11th day of December, 2019.

**The
City of Hamilton**

F. Eisenberger
MAYOR

A. Holland
CITY CLERK

Appendix "A" – Volume 1: Chapter B – Communities

Proposed Change	Proposed New / Revised Policy
<p>Grey highlighted strikethrough text = text to be deleted Bolded text = text to be added</p>	
<p>B.3.2.2.2 The City shall monitor the policies of Sections B.3.2 – Housing and B.2.24 – Residential Intensification, for progress in achieving the housing targets of Policy B.3.2.2.1 and Tables B.3.2.1 and B.3.2.2 – Housing Targets.</p>	<p>B.3.2.2.2 The City shall monitor the policies of Sections B.3.2 – Housing and B.2.4 – Residential Intensification, for progress in achieving the housing targets of Policy B.3.2.2.1 and Tables B.3.2.1 and B.3.2.2 – Housing Targets.</p>

Appendix "B" – Volume 1: Chapter C – City Wide Systems and Designations

Proposed Change	Proposed New / Revised Policy
<p>Grey highlighted strikethrough text = text to be deleted</p>	<p>Bolded text = text to be added</p>
<p>C.3.4.1 The Utility designation applies to lands greater than 4 hectares in size designated Utility on Schedule E-1 - Urban Land Use Designations. Lands used for utility purposes less than 4 hectares shall be permitted within the other land use designations in accordance with Policies C.3.2.1 and C.3.4.9.</p>	<p>C.3.4.1 The Utility designation applies to lands greater than 4 hectares in size designated Utility on Schedule E-1 - Urban Land Use Designations. Lands used for utility purposes less than 4 hectares shall be permitted within the other land use designations in accordance with Policies C.3.2.1 and C.3.4.9.</p>
<p>C.4.8.6 NEF contours and the Airport Influence Area are identified on Appendix D (Urban) – Noise Exposure Forecast Contours and Primary Airport Zoning Regulations, and designated on Schedule GF – Airport Influence Area of the Rural Hamilton Official Plan.</p>	<p>C.4.8.6 NEF contours and the Airport Influence Area are identified on Appendix D (Urban) – Noise Exposure Forecast Contours and Primary Airport Zoning Regulations, and designated on Schedule F – Airport Influence Area of the Rural Hamilton Official Plan.</p>






Appendix "C" – Volume 1: Chapter E – Urban Systems and Designations

Proposed Change	Proposed New / Revised Policy
<p>Grey highlighted strikethrough text = text to be deleted</p>	<p>Bolded text = text to be added</p>
<p>E.2.5.3 Majority <i>Activity Centres</i> shall be served by a range of transportation modes.</p>	<p>E.2.5.3 <i>Major Activity Centres</i> shall be served by a range of transportation modes.</p>
<p>E.5.5.9 All <i>development</i> in the Airport Employment Growth District shall comply with Sections B.3.5.6.3 – Noise, Vibration and Emissions and C.4.8 – Airport.</p>	<p>E.5.5.9 All development in the Airport Employment Growth District shall comply with Sections B.3.6.3 – Noise, Vibration and Emissions and C.4.8 – Airport.</p>

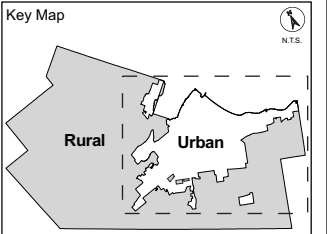
Appendix "D" – Volume 1: Chapter F – Implementation

Proposed Change	Proposed New / Revised Policy
<p>Grey highlighted strikethrough text = text to be deleted Bolded text = text to be added</p>	
<p>F.1.12.10 Council may pass by-laws, in accordance with Subsection 34(10) of the Planning Act, R.S.O., 1990 c. P.13, as amended, to permit expansions or enlargements of any buildings or structures used for purposes prohibited in the applicable zoning by-law if the buildings or structures were lawfully used for the such purposes on the day of the passing of the applicable zoning by-law, provided the by-law maintains the intent and purpose of this Plan.</p>	<p>F.1.12.10 Council may pass by-laws, in accordance with Subsection 34(10) of the Planning Act, R.S.O., 1990 c. P.13, as amended, to permit expansions or enlargements of any buildings or structures used for purposes prohibited in the applicable zoning by-law if the buildings or structures were lawfully used for the such purposes on the day of the passing of the applicable zoning by-law, provided the by-law maintains the intent and purpose of this Plan.</p>

Appendix E
 APPROVED Amendment No. 128
 to the Urban Hamilton Official Plan

-  Identify Functional Road Classification as "Major Arterial Road"
-  Realign "Major Arterial Road" to As-Built Alignment
-  Change in Functional Road Classification from "Major Arterial Road" to "Proposed Major Arterial Road"
-  Remove "Proposed Collector Road" Functional Road Classification
-  Identify Functional Road Classification as "Proposed Collector Road"

Date: Nov. 21, 2019	Revised By: DM/NB	Reference File No.: CI-19-E
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Note: For Rural Functional Road Classification, refer to Schedule C-1 (future amendment).




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

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

Proposed Roads

-  Major Arterial
-  Minor Arterial
-  Collector

Other Features

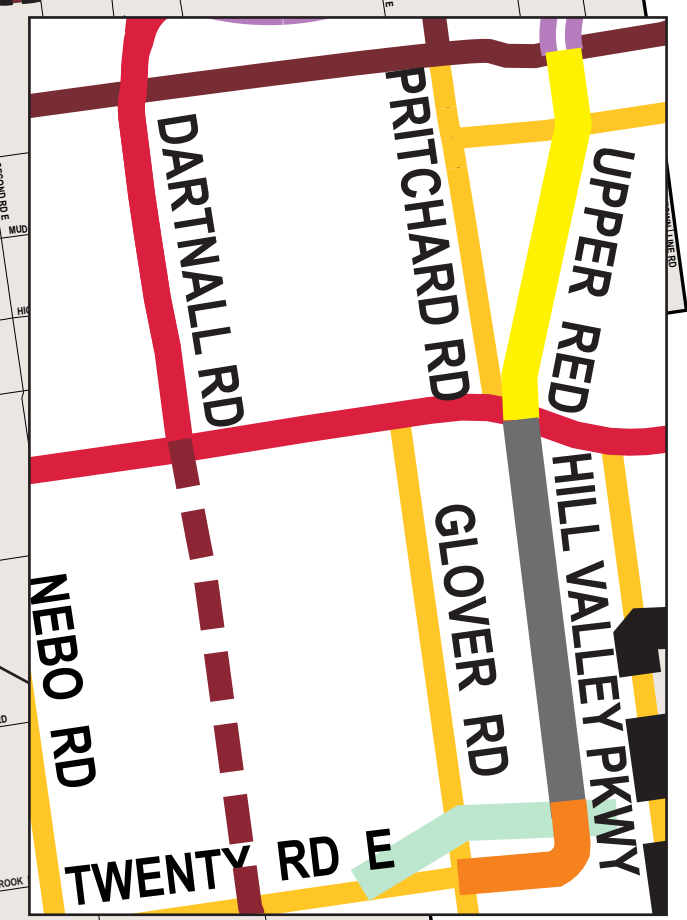
-  Rural Area
-  John C. Munro Hamilton International Airport
-  Niagara Escarpment
-  Urban Boundary
-  Municipal Boundary
-  Lands subject to Non Decision 113 West Harbour Setting Sail

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

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



Date: June 26, 2019
PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT
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Appendix "F" – Volume 1: Schedule C-2 – Future Right of Way Dedications

Proposed Change	Proposed New / Revised Policy
<p>Grey highlighted strikethrough text = text to be deleted Bolded text = text to be added</p>	
<p>Modify four (4) entries:</p> <p>Dundas Street East (Hwy 5) from Highway 6 to Hamilton Street 36.576 – 45.720; from Hamilton Street to First Street 20.000 – 22.000; from First Street to New East – West Road Avonsyde Boulevard – 36.576 – 45.720; from New East – West Road Avonsyde Boulevard to East City Limit – 47.000</p>	<p>Dundas Street East from Highway 6 to Hamilton Street 36.576 – 45.720; from Hamilton Street to First Street 20.000 – 22.000; from First Street to Avonsyde Boulevard – 36.576 – 45.720; from Avonsyde Boulevard to East City Limit – 47.000</p>
<p>Modify one entry:</p> <p>New East-West Road (Waterdown) from Through Waterdown North Development Area – 32.000; from Centre Road to Parkside Drive – 36.000; from Parkside Drive to Dundas Street – 36.000</p>	<p>New East-West Road (Waterdown) from Through Waterdown North Development Area – 32.000; from Centre Road to Parkside Drive – 36.000</p>
<p>Add one entry:</p> <p>Avonsyde Boulevard from Parkside Drive to Dundas Street East – 36.000</p>	<p>Avonsyde Boulevard from Parkside Drive to Dundas Street East – 36.000</p>
<p>Modify one entry:</p> <p>Upper James Street from Rymal Road to 150 metres north of new Highway # 6 South – 45.000</p>	<p>Upper James Street from Rymal Road to 150 metres north of Highway 6 South – 45.000</p>

Appendix "G" – Volume 2: Chapter B.2.0 – Ancaster Secondary Plans, Section B.2.5 – Meadowlands Neighbourhood III Secondary Plan

Proposed Change	Proposed New / Revised Policy
<p>Grey highlighted strikethrough text = text to be deleted</p>	<p>Bolded text = text to be added</p>
<p>B.2.5.1.1 The residential areas are designated Low Density Residential (Infill), Low Density Residential 1a, Low Density Residential 2a, Low Density Residential 2c, and Low Density Residential 3b as identified on B.2.5-1 - Meadowlands Neighbourhood III – Land Use Plan.</p>	<p>B.2.5.1.1 The residential areas are designated Low Density Residential (Infill), Low Density Residential 1a, Low Density Residential 2a, Low Density Residential 2c, and Low Density Residential 3b as identified on B.2.5-1 - Meadowlands Neighbourhood III – Land Use Plan.</p>

Appendix "H" – Volume 2: Chapter B.5.0 – Glanbrook Secondary Plans – Section B.5.1 – Binbrook Village Secondary Plan

Proposed Change	Proposed New / Revised Policy
<p>Grey highlighted strikethrough text = text to be deleted Bolded text = text to be added</p>	
<p>Area Specific Policy – Area A B.5.1.13.1 For lands generally located on the east side of Highway 56, north of Binbrook Road, designated Low Density Residential 2d, and identified as Area Specific Policy – Area A on Map B.5.1-1 – Binbrook Village – Land Use Plan, the following policies shall apply: a) the lands are intended for private and permanent adult lifestyle developments or Low Density Residential 2d <i>development</i> on the following basis: ii) <i>development</i> and <i>redevelopment</i> shall comply with Policies B.5.1.10.31; and,</p>	<p>Area Specific Policy – Area A B.5.1.13.1 For lands generally located on the east side of Highway 56, north of Binbrook Road, designated Low Density Residential 2d, and identified as Area Specific Policy – Area A on Map B.5.1-1 – Binbrook Village – Land Use Plan, the following policies shall apply: a) the lands are intended for private and permanent adult lifestyle developments or Low Density Residential 2d <i>development</i> on the following basis: ii) <i>development</i> and <i>redevelopment</i> shall comply with Policies B.5.1.10.1; and,</p>
<p>Site Specific Policy – Area K B.5.1.13.11 In addition to Section B.5.1.4.5 de i), for the lands known municipally as 3105 Fletcher Road, designated Low Density Residential 3e, and identified as Site Specific Policy – Area K on Map B.5.1-1 – Binbrook Village Secondary Plan, townhouses shall also be permitted, which may be developed as a standard block townhouse development or as freehold townhouse units on a private road.</p>	<p>Site Specific Policy – Area K 5.1.13.11 In addition to Section B.5.1.4.5 e) i), for the lands known municipally as 3105 Fletcher Road, designated Low Density Residential 3e, and identified as Site Specific Policy – Area K on Map B.5.1-1 – Binbrook Village Secondary Plan, townhouses shall also be permitted, which may be developed as a standard block townhouse development or as freehold townhouse units on a private road.</p>

Appendix "I" – Volume 2: Chapter B.7.0 – Stoney Creek Secondary Plans –
 Section B.7.4 – Fruitland Winona Secondary Plan

Proposed Change	Proposed New / Revised Policy
<p>Grey highlighted strikethrough text = text to be deleted Bolded text = text to be added</p>	
<p>B.7.4.13.14 Rapid Transit In addition to Policies C.4.4.8 through C.4.4.1211 – Rapid Transit of Volume 1, the following policies shall apply to the Fruitland-Winona Secondary Plan area:</p>	<p>B.7.4.13.14 Rapid Transit In addition to Policies C.4.4.8 through C.4.4.11 – Rapid Transit of Volume 1, the following policies shall apply to the Fruitland-Winona Secondary Plan area:</p>
<p>B.7.4.13.15 Inter-Regional Transit Network In accordance with Policy C.4.4.1312.1 of Volume 1, a proposed inter-modal transportation terminal has been conceptually identified within the vicinity of the intersection of Fifty Road and the South Service Road as shown on Map B.7.4-3 Fruitland-Winona Secondary Plan – Transportation Classification Plan.</p>	<p>B.7.4.13.15 Inter-Regional Transit Network In accordance with Policy C.4.4.12.1 of Volume 1, a proposed inter-modal transportation terminal has been conceptually identified within the vicinity of the intersection of Fifty Road and the South Service Road as shown on Map B.7.4-3 Fruitland-Winona Secondary Plan – Transportation Classification Plan.</p>

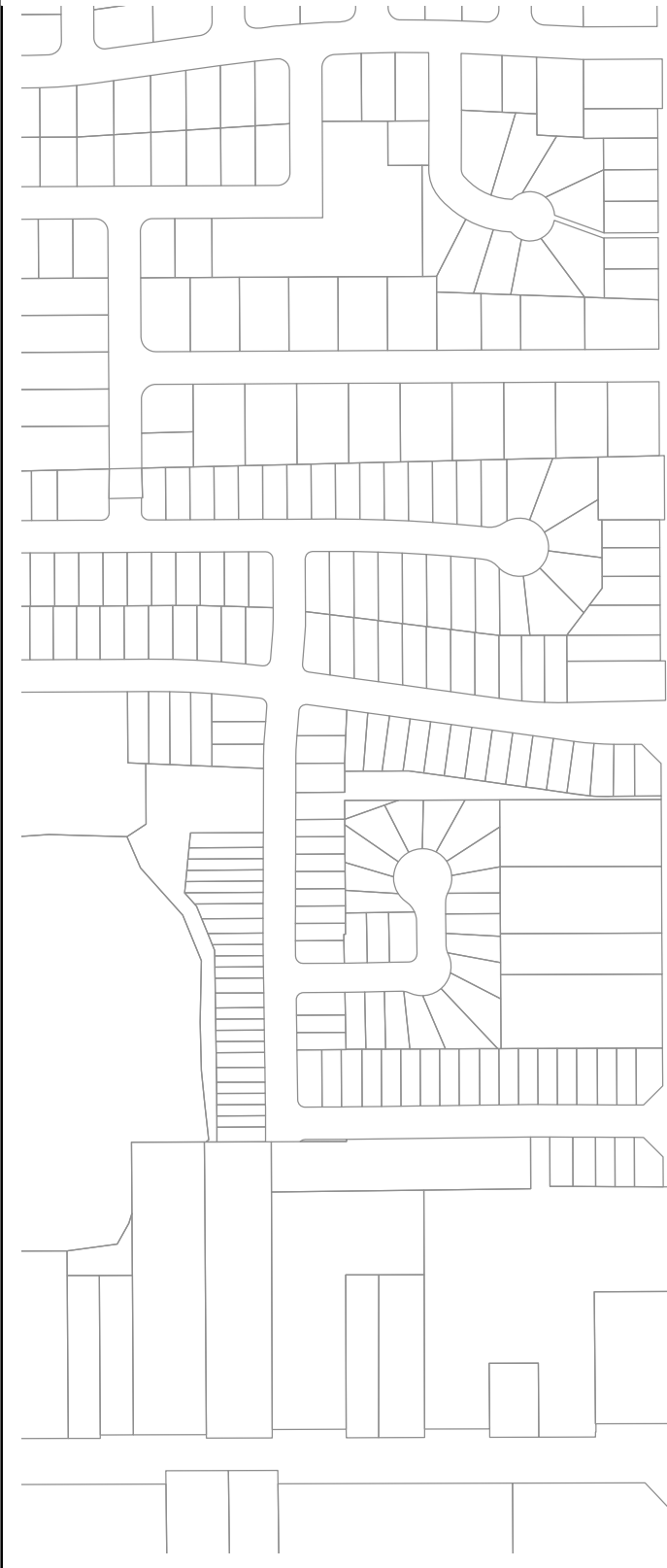
Appendix J
 APPROVED Amendment No. 128
 to the Urban Hamilton Official Plan

Replace "Low Density Residential 1" Designation with
 "Low Density Residential 1a" Designation in the Legend
 Change style of the "Low Density Residential 2a"
 Designation in the Legend

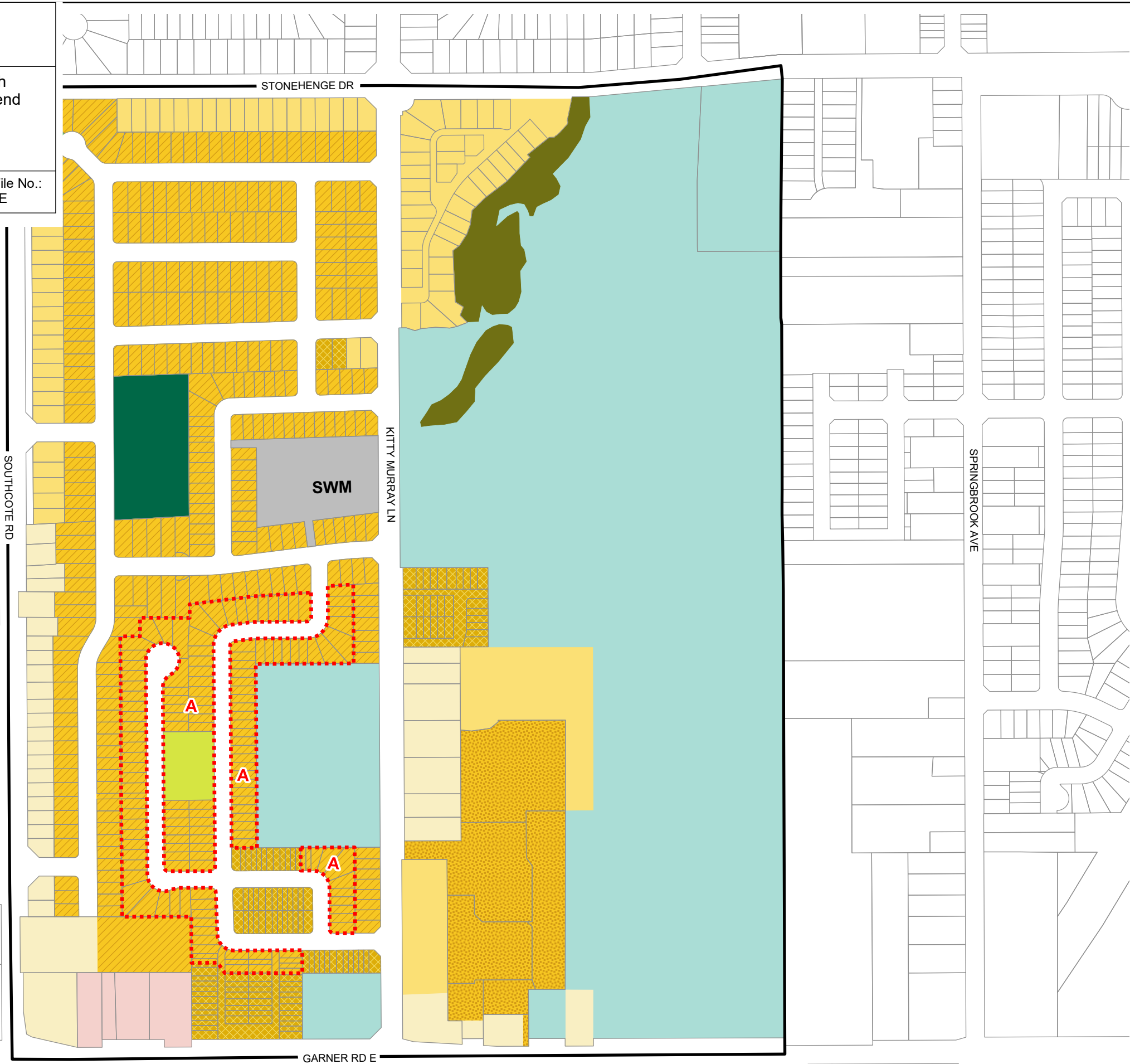
Date:
 Nov. 21, 2019

Revised By:
 DM/NB

Reference File No.:
 CI-19-E



SOUTHCOTE RD



STONEHENGE DR

KITTY MURRAY LN

SPRINGBROOK AVE

SWM

A






A

A





GARNER RD E

Legend




Residential Designations

-  Low Density Residential (Infill/Existing)
-  Low Density Residential 1
-  Low Density Residential 2a
-  Low Density Residential 2c
-  Low Density Residential 3b




Parks and Open Space Designations

-  Parkette
-  Neighbourhood Park
-  General Open Space
-  Natural Open Space

Other Designations

-  Local Commercial
-  Institutional
-  Utility
- SWM** Storm Water Management

Other Features

-  Area or Site Specific Policy
-  Proposed Roads
-  Secondary Plan Boundary

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

Urban Hamilton Official Plan
Meadowlands Neighbourhood III
Secondary Plan
 Land Use Plan
 Map B.2.5-1



Date: Sept. 25, 2018
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Appendix "K" – Volume 3: Chapter B – Urban Site Specific Policies

Proposed Change	Proposed New / Revised Policy
<p>UDMUC-1 Lands located at 71 Main Street and a portion of 10 Baldwin Street, former Town of Dundas</p>	<p>UDC-1 Lands located at 71 Main Street and a portion of 10 Baldwin Street, former Town of Dundas</p>
<p>UDMUC-1 Lands located at 71 Main Street and a portion of 10 Baldwin Street, former Town of Dundas</p>	<p>UDC-1 Lands located at 71 Main Street and a portion of 10 Baldwin Street, former Town of Dundas</p>

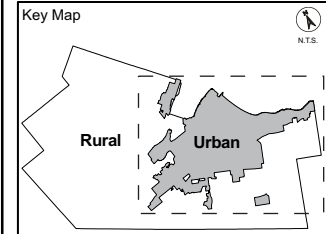
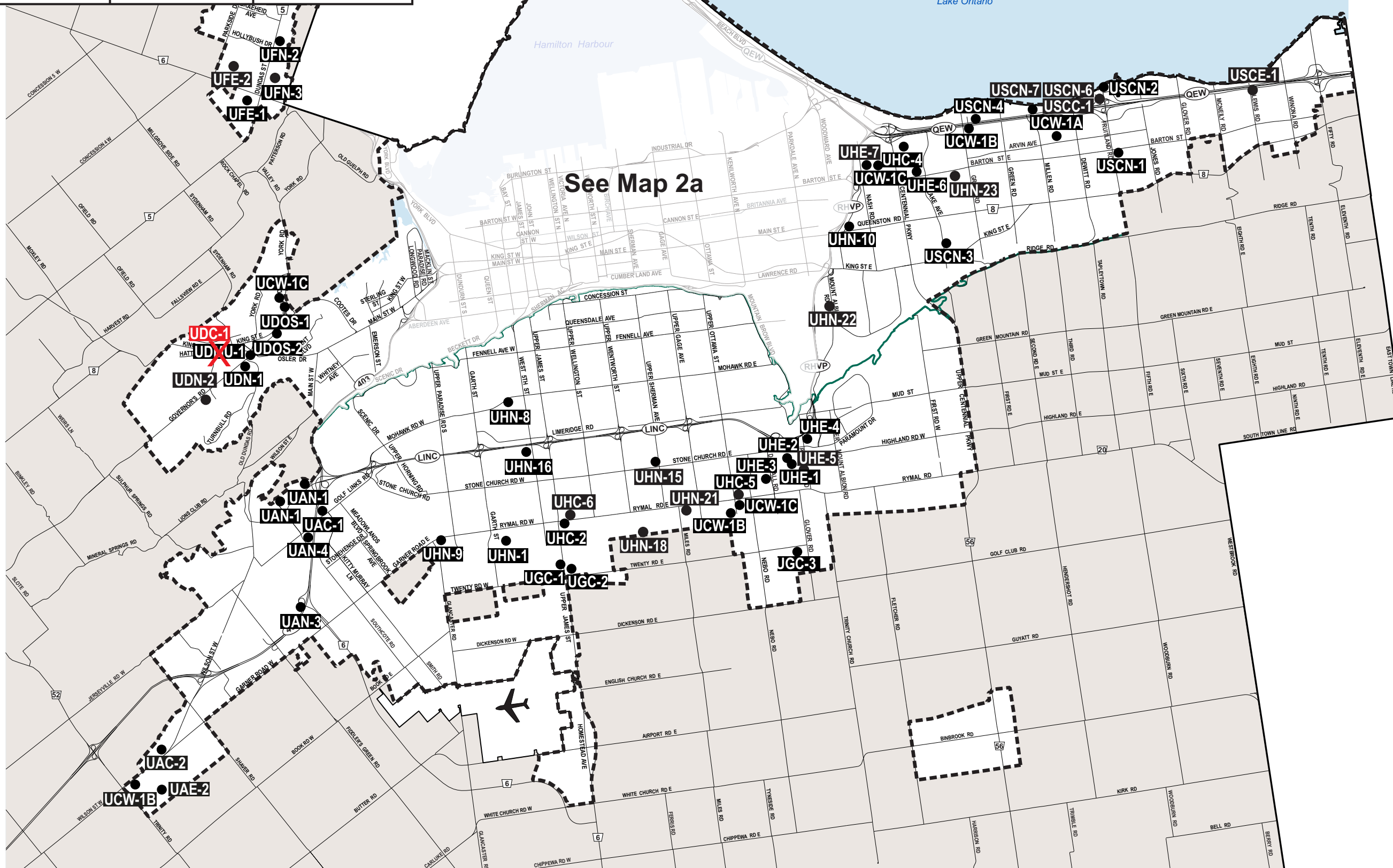
Appendix L
 APPROVED Amendment No. 128
 to the Urban Hamilton Official Plan

UDC-1 Replace Urban Site Specific Area UDMU-1 Label
 with Urban Site Specific Area UDC-1

Date:
 Nov. 21, 2019

Revised By:
 DM/NB

Reference File No.:
 CI-19-E



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

Not To Scale

Date: May 8, 2019
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