

Local Planning Appeal Tribunal
Tribunal d'appel de l'aménagement
local



17-239-LPAT-01
Exhibit A

17-240-LPAT-01
Exhibit B

ISSUE DATE: November 16, 2018

CASE NO(S): PL171450

The Ontario Municipal Board (the "OMB") is continued under the name Local Planning Appeal Tribunal (the "Tribunal"), and any reference to the Ontario Municipal Board or Board in any publication of the Tribunal is deemed to be a reference to the Tribunal.

PROCEEDING COMMENCED UNDER subsection 17(24) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant: 1826210 Ontario Inc.
Appellant: Centurion (Dundas) Holdings Ltd.
Appellant: Marz Homes Holdings Inc.
Appellant: Ministry of Municipal Affairs; and others
Subject: Proposed Official Plan Amendment No. 69
Municipality: City of Hamilton
OMB Case No.: PL171450
OMB File No.: PL171450
OMB Case Name: Centurion (Dundas) Holdings Ltd. v. Hamilton (City)

PROCEEDING COMMENCED UNDER subsection 34(19) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant: 1804487 Ontario Inc.
Appellant: 1826210 Ontario Inc.
Appellant: 2294643 Ontario Inc.
Appellant: 2531083 Ontario Inc.; and others
Subject: By-law No. 17-240
Municipality: City of Hamilton
OMB Case No.: PL171450
OMB File No.: PL171451

PROCEEDING COMMENCED UNDER subsection 12(1) of the *Local Planning Appeal Tribunal Act, 2017*, S.O. 2017, c. 23, Sched. 1, and Rule 9.01 of the Tribunal's Rules of Practice and Procedure

Request by: City of Hamilton
Request for: Request for Directions

Heard: By Written Motion

APPEARANCES:

Parties

Counsel/Representative*

City of Hamilton ("City")	Joanna Wice
64 Main Street East Hamilton Inc.	No appearance
939158 Ontario Inc.	Nick DeFilippis*
1804487 Ontario Inc.	Peter Tice
1826210 Ontario Inc.	Sam Esposito*
2294643 Ontario Inc.	Johanna Shapira and Yvonne Choi
2531083 Ontario Inc.	Peter Tice
Canadian Tire Real Estate Limited (CTREL)	Melissa Winch
Centurion (Dundas) Holdings Ltd.	Anna Toumanians
Choice Properties Real Estate Investment Trust (CP REIT) and Loblaws Properties Limited	David Neligan and Eileen Costello
Hamilton-Halton Home Builders' Association	Denise Baker
King Stuart Developments Inc.	Marc Kemerer
LJM Developments Inc.	Russell Cheeseman and E. C. Cheeseman, Student-at-law
Marfad Holdings Inc.	Anna Toumanians
Marz Homes Holdings Inc.	David Ionico
Ministry of Municipal Affairs and Housing	Claire Young
MM Green Development (Stoney Creek) Inc.	Anna Toumanians

Rolanco Network Inc.	No appearance
Rose Hamilton Homes Inc.	Russell Cheeseman and E. C. Cheeseman, Student-at-law
Royal Connaught Inc.	No appearance
Slate Asset Management	Raj Kehar

**DECISION OF THE TRIBUNAL DELIVERED BY BLAIR S. TAYLOR AND
ORDER OF THE TRIBUNAL**

INTRODUCTION

[1] In August of 2018, the City of Hamilton brought a written Motion seeking partial approval of the Urban Hamilton Official Plan Amendment 69 (“UHOPA”) and deeming parts of Zoning By-law No. 17-240 (“ZBA”) to be in force and effect based on the Affidavit of Joanne Hickey-Evans dated August 23, 2018.

[2] The Tribunal considered the matter at a Pre-hearing Conference on October 10, 2018 and as the Tribunal did not have in evidence the UHOPA or the ZBA, directed that the City could forward to the Tribunal and all parties the UHOPA and ZBA, and the Tribunal would consider the Motion.

[3] On or about October 26, 2018 the Tribunal received the Affidavit of Joanne Hickey-Evans dated October 26, 2018 to which annotated versions of the UHOPA and ZBA were attached. These materials were also provided to all parties and prospective parties.

[4] The Tribunal has now marked the communication from the City as Exhibit 5A and the October 26, 2018 Affidavit by Joanne Hickey-Evans as Exhibit 5B to these proceedings.

[5] The Tribunal was advised by the City in an email dated November 13, 2018 that the City had received no notice of any objection to the Motion from any circulated party.

[6] Based on the Affidavits of Joanne Hickey-Evans and the consent of the parties, the Tribunal will grant the Motion giving partial approval to the UHOPA and the ZBA as found in Exhibit 5, Tab A and B respectively.

[7] The Tribunal's Order is attached.

"Blair S. Taylor"

BLAIR S. TAYLOR
MEMBER

If there is an attachment referred to in this document,
please visit www.elto.gov.on.ca to view the attachment in PDF format.

Local Planning Appeal Tribunal

A constituent tribunal of Environment and Land Tribunals Ontario

Website: www.elto.gov.on.ca Telephone: 416-212-6349 Toll Free: 1-866-448-2248

ATTACHMENT 1

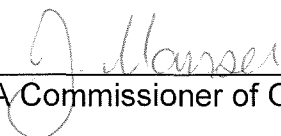
ORDER OF THE TRIBUNAL

THIS MATTER having come before the Tribunal in a written motion filed on August 23, 2018, and having read the affidavit of Joanne Hickey-Evans dated October 26, 2018 to which is appended the annotated version of Urban Hamilton Official Plan Amendment 69, and the annotated version of Zoning By-law 17-240, and having received no objections to the partial approval of either document from any of the parties, **THE TRIBUNAL ORDERS AS FOLLOWS:**

1. The Urban Hamilton Official Plan Amendment 69 (the "UHOPA") came into effect on the day after the last day for filing a notice of appeal, being December 8, 2017, in accordance with the provisions of subsection 17(27) of the *Planning Act*, RSO 1990, c P.13, with the exceptions as shown in Exhibit "A" to the affidavit of Joanne Hickey-Evans, sworn October 26, 2018, and found in Exhibit 5B at Tab A.
2. Zoning By-law 17-240 (the "By-law") is deemed to have come into force on the day the By-law was passed, being November 8, 2017, in accordance with subsection 34(31) of the *Planning Act*, with the exceptions as shown in Exhibit "B" to the affidavit of Joanne Hickey-Evans, sworn October 26, 2018 and found in Exhibit 5B at Tab B.
3. The coming into effect of certain portions of the By-law shall be strictly without prejudice to, and shall not have the effect of:
 - (a) limiting the resolution of an appellant's appeal;
 - (b) affecting a party's right, to seek to modify, delete or add to the unapproved associated text; or
 - (c) limiting the jurisdiction of the Tribunal to consider and approve modifications, deletions or additions on a general or site-specific basis.

4. The coming into effect of certain portions of the By-law is without prejudice to the positions taken by the parties to any site-specific appeal so that if those appeals proceed to a hearing, either on their own or as may be consolidated with other appeals, the City will not take the position that the Tribunal ought not to approve site-specific modifications to the affected sections, tables, definitions, maps, schedules, and associated text, on the basis that they deviate from or are inconsistent with such sections, tables, definitions, maps, schedules, and associated text on a City-wide basis (or as approved in respect of other lands which are subject to the same sections, tables, definitions, maps, schedules, and associated text). However, this does not affect the City's right to assert that the approved sections, tables, definitions, maps, schedules, and associated text should be applied to the specific sites without modification on the basis that they constitute good planning;
5. Notwithstanding anything ordered above, the City has not conceded that any portions of the UHOPA or the By-law that have not come into effect or that are not deemed in effect are properly under appeal and the City has reserved the right to bring motions or take any other action to have the breadth and scope of any appeal determined by the Tribunal at a future date.
6. Notwithstanding anything ordered above, the Tribunal retains jurisdiction to consider and approve modifications to any policies, schedules, and associated text approved as may be appropriate to dispose of any of the outstanding appeals before the Tribunal, in accordance with section 87 of the *Ontario Municipal Board Act*, RSO 1990, c O.28, which continues to apply in these proceedings as a result of section 1 of O Reg 101/18.
7. Any potential settlements may be brought forward for approval by the Tribunal by way of telephone conference call if appropriate in the circumstances upon prior notice and circulation of the information to the parties, scheduling permitting.

This is Exhibit "A" referred to in
the affidavit of Joanne Hickey-Evans
sworn before me, this 26th day of October, 2018



A Commissioner of Oaths

**Jillian Claire Manser, a Commissioner, etc.,
Province of Ontario, for the City of Hamilton.
Expires April 13, 2021.**

PL171450 - The appeals to UHOPA No. 69 are shown with yellow highlighting in the text and with a yellow star for particular lands as noted for Appendices "A", "A2", "E", "J" and "K" in this version of the UHOPA.

Last updated: October 25, 2018

Authority: Item 11, Planning Committee
Report 17-17 (PED16100(c))
CM: October 25, 2017
Ward: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11,
12, 13, 15

Bill No. 239

CITY OF HAMILTON

BY-LAW NO. 17-239

To Adopt:

Official Plan Amendment No. 69 to the Urban Hamilton Official Plan

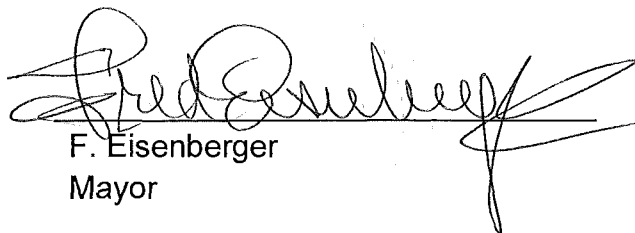
Respecting:

Commercial and Mixed Use Zoning Implementation


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

1. Amendment No. 69 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 8th day of November, 2017.



F. Eisenberger
Mayor



R. Caterini
City Clerk

**Draft Urban Hamilton Official Plan
Amendment No. 69**

The following text, together with:

Appendix "A"	Volume 1, Schedule E-1 – Urban Land Use Designations
Appendix "A1"	Volume 1, Schedule E-1 – Urban Land Use Designations
Appendix "A2"	Volume 1, Schedule E-1 – Urban Land Use Designations
Appendix "B"	Volume 2, Waterdown North Secondary Plan – Land Use Plan – Map B.4.2-1
Appendix "C"	Volume 2, Binbrook Village Secondary Plan – Land Use Plan – Map B.5.1-1
Appendix "D"	Volume 2, Rymal Road Secondary Plan – Land Use Plan – Map B.5.2-1
Appendix "E"	Volume 2, Mount Hope Secondary Plan – Land Use Plan – Map B.5.4-1
Appendix "F"	Volume 2, Western Development Area Secondary Plan – Land Use Plan – Map B.7.1-1
Appendix "G"	Volume 2, Old Town Secondary Plan – Land Use Plan – Map B.7.2-1
Appendix "H"	Volume 2, Urban Lakeshore Area Secondary Plan – Land Use Plan – Map B.7.3-1
Appendix "I"	Volume 2, Nash Neighbourhood Secondary Plan – Land Use Plan – Map B.7.5-1
Appendix "J"	Volume 2, West Mountain Area (Heritage Green) Secondary Plan – Land Use Plan – Map B.7.6-1
Appendix "K"	Volume 3, Map A-2 – Area Specific Policies
Appendix "L"	Volume 3, Map H-5 – Area Specific Policies
Appendix "M"	Volume 3, Map 2 Urban Site Specific Key Map

attached hereto, constitutes Official Plan Amendment No. 69 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose of this amendment is to include new policies and amend existing policies, schedules, and maps to ensure the new Commercial and Mixed Use zoning conforms to the UHOP.

The effect of this amendment to the Urban Hamilton Official Plan is to:

- Improve consistency between the Urban Hamilton Official Plan and the new Commercial and Mixed Use Zones to be included within the comprehensive Hamilton Zoning By-law 05-200;
- Add a new policy to allow Council to pass by-laws for certain legal non-conforming uses;
- Amend certain policies in the Pedestrian Predominant section of the Mixed Use Medium designation and change the name of “*Pedestrian Predominant Streets*” to “*Pedestrian Focus Streets*”;
- Revise mapping within the Secondary Plans to create consistency for properties with proposed Commercial and Mixed Use Zones;
- Amend general mapping and typographical errors within Volume 3; and,
- Incorporate Council direction.

2.0 Location:

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

3.0 Basis:

The basis for permitting this Amendment is as follows:

- The changes allow for consistency between the policies of the Urban Hamilton Official Plan and the regulations proposed in the new Commercial and Mixed Use Zones;
- The changes allow for the amendment of Schedule E-1 and Secondary Plan, and Area and Site Specific Policy mapping to reflect the new Commercial and Mixed Use Zones; and,
- The Amendment is consistent with the Provincial Policy Statement, 2014 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2017.

4.0 Actual Text and Schedule/Map/Appendix Changes:

4.1 Volume 1 – Parent Plan

- a) That the term “*Pedestrian Predominant Streets*” be replaced with “*Pedestrian Focus Streets*” on all text, Schedules, and Appendices.

4.1.1 Chapter E – Urban Systems and Designations

Section E.4.3 - Pedestrian Focus Streets

a) That Table 4.3.1 in Policy 4.3.1 be amended by:

- i) Adding the word “East” after “Barton Street” and replacing the phrase “Main Street East” with “Roxborough Avenue” in the following table line:

Kenilworth Avenue North	Barton Street	Main Street East
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and,

- ii) Adding the word “East” after “Barton Street”, adding the word “North” after “Sherman Avenue”, and adding the word “North” after “Wellington Street” in the following table line:

Barton Street	Sherman Avenue	Wellington Street
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so the table reads as follows:

Street	From	To
Hamilton		
Kenilworth Avenue North	Barton Street East	Roxborough Avenue
Barton Street East	Sherman Avenue North	Wellington Street North

b) That Section E.4.3 be amended by adding a new policy as follows:

“4.3.5 In addition to Table E.4.3.1, lands adjoining a *Pedestrian Focus Street* may also be identified as belonging to a *Pedestrian Focus Street*, and policies under this section shall also apply.”

c) That Policy E.4.3.4 d) be amended by:

- i) deleting the words ‘residential uses shall not be permitted on the ground floor’;
- ii) adding the words, ‘commercial uses shall only be permitted on the ground floor, and a place of worship and day nursery shall only be permitted above the ground floor’ in between ‘Designation,’ and ‘of’; and,
- iii) Deleting the words “on to” between the words “facing” and “a”, so the policy reads as follows:

“4.3.4 d) Notwithstanding Policy E.4.6.9 Mixed Use – Medium Density Designation, commercial uses shall only be permitted on the

ground floor, and a place of worship and day nursery shall only be permitted above the ground floor of a building facing a *Pedestrian Focus Street.*"

Section E.4.8 - Arterial Commercial Designation

- d) That Policy E.4.8.2 a) be amended by adding the words "funeral homes" in between "halls," and "restaurants", so the policy reads as follows:

"4.8.2 a) commercial uses including banquet halls, funeral homes, restaurants, furniture stores, building and lumber supply establishment, home improvement supply store, and retail primarily for the sale of building supplies;"

- e) That Policy E.4.8.2 c) be amended by deleting the word "theatre" and replacing it with "performing arts theatre and cinema", so the policy reads as follows:

"4.8.2 c) commercial recreational uses, commercial entertainment uses, excluding performing arts theatre and cinema;"

4.1.2 Chapter F – Implementation

- a) That Section F.1.12 - Existing, Non-Complying and Non-Conforming Uses be amended by adding a new policy as follows:

F.1.12.10 Council may pass by-laws, in accordance with Subsection 34(1) 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 the this Plan.

4.1.2 Volume 1 – Schedules and Appendices

- a) That Schedule E-1 be amended by:

i) redesignating the following lands from "Mixed Use – Medium Density" to "Neighbourhoods", as shown on Appendix "A" of this amendment:

1. lands located in the general area of Dundas Street and York Road, Dundas; *Appealed by Appellant No. 8 (Centurion (Dundas) Holdings Ltd.) respecting 71 Main Street / 10 Baldwin Street, Dundas.*
2. lands located in the general area of Golf Links Road and Stone Church Road, Ancaster;
3. lands located in the general area of Highway 8 and Gray Road, Stoney Creek; and,

4. lands located in the general area of Wellington Street North and Barton Street East, Hamilton.
- ii) redesignating the following lands from “Arterial Commercial” to “Business Park”, as shown on Appendix “A” of this amendment:
 1. lands located in the general area of Twenty Road and Glover Road, Glanbrook; and
 2. lands located in the general area of Pritchard Road and the Lincoln Alexander Parkway, Hamilton.
 - iii) redesignating the following lands from “Neighbourhoods” to “Mixed Use – Medium Density”, as shown on Appendix “A” of this amendment:
 1. lands located in the general area of Parkdale Avenue North and Queenston Road, Hamilton; and,
 2. lands located in the general area of Concession Street and Upper Wentworth Street, Hamilton.
 - iv) redesignating the lands located in the general area of Highway 56 and Binbrook Road, Glanbrook from “Neighbourhoods” to “District Commercial”, as shown on Appendix “A” of this amendment.
 - v) redesignating the following lands from “Neighbourhoods” to “District Commercial”, as shown on Appendix “A1” of this amendment:
 1. lands located in the general area of Hamilton Street and North Waterdown Drive, Flamborough;
 2. lands located in the general area of Upper James Street and White Church Road West, Glanbrook; and,
 3. lands located in the general area of Highway 8 and Millen Road, Stoney Creek.
 - vi) redesignating the lands located in the general area of Mud Street and Upper Centennial Parkway, Stoney Creek from “Arterial Commercial” to “Open Space”, as shown on Appendix “A1” of this amendment.
 - vii) redesignating the lands located in the general area of Rymal Road East and Upper Wentworth Street, Hamilton from “District Commercial” to “Neighbourhoods”, as shown on Appendix “A1” of this amendment.
 - viii) redesignating the lands located in the general area of Upper James Street and Fennell Avenue East, from “District Commercial” to “Mixed Use – High Density”, as shown on Appendix “A1” of this amendment.

ix) redesignating the lands located in the general area of Upper James Street and Rymal Road West, Hamilton from “Arterial Commercial” to “Neighbourhoods”, as shown on Appendix “A1” of this amendment.

x) redesignating the lands located south of Portia Drive and west of Mason Drive, Ancaster from “Employment Area-Business Park” to “District Commercial”, as shown on Appendix “A2” of this amendment.

Appealed by Appellant No. 15 (Ministry of Municipal Affairs and Housing) respecting the subject lands.

xi) redesignating the lands located north of Portia Drive and west of Mason Drive, Ancaster from “Employment Area-Business Park” to “Arterial Commercial”, as shown on Appendix “A2” of this amendment.

Appealed by Appellant No. 15 (Ministry of Municipal Affairs and Housing) respecting the subject lands.

4.2 Volume 2 – Secondary Plans

a) That the term “*Pedestrian Predominant Streets*” be amended and replaced with “*Pedestrian Focus Streets*” on all text, Schedules, Maps, and Appendices.

4.2.1 Chapter B.5.4 – Mount Hope Secondary Plan

a) That Volume 2 – Chapter 5.4 – Glanbrook Secondary Plans – Section B.5.4 – Mount Hope Secondary Plan is amended by:

(i) amending Policy 5.4.4 section heading by replacing “District Commercial Designation” with “Commercial and Mixed Use Designations”.

(ii) amending Policy 5.4.4.1 by adding “District Commercial Designation” as a section heading.

(iii) adding a new policy, as follows:

“5.4.4.2 Mixed Use – Medium Density Designation

a) Section E.4.2 – Commercial and Mixed Use Designations – General Policies and Section E.4.6 – Mixed Use – Medium Density Designation of Volume 1 shall apply to lands designated “Mixed Use – Medium Density” on Map B.5.4-1 – Mount Hope Secondary Plan – Land Use Plan.

b) Policies B.5.4.4.1 d) to g) of Volume 2 shall also apply to lands designated “Mixed Use – Medium Density” on Map B.5.4-1 – Mount Hope Secondary Plan – Land Use Plan.”

iv) That Policy 5.4.9.1 d) be amended by deleting the words “or Residential” between the words “Institutional” and “on Map B.5.4-1” and adding “, Residential or Mixed Use – Medium Density”, so the policy reads as follows:

“5.4.9.1 d) Notwithstanding Policy C.4.8.8, Table C.4.8.1, Subsection 2) of Volume 1, for lands at or above the 28 NEF Contour and at or below the 30 NEF Contour, and designated Institutional,

Residential or Mixed Use – Medium Density on Map B.5.4-1 – Mount Hope Secondary Plan – Land Use Plan, the provisions of Table C.4.8.1, Subsection 3) shall apply.”

(iv) adding a new Area Specific Policy, as follows:

“Area Specific Policy – Area D

5.4.11.4 The following policies shall apply to lands located at 3239 to 3331 Homestead Drive and 3260 to 3300 Homestead Drive, designated “Mixed Use – Medium Density” on Map B.5.4-1 – Mount Hope Secondary Plan Land Use Plan to allow for infill residential development in areas, where the noise contour is under 30 NEF, which will support a more balanced mix of land uses within the Mount Hope Community:

- a) In addition to the uses permitted in Policy E.4.6.5 of Volume 1, street townhouses, block townhouses, and existing single detached dwellings (including minor additions, porches, decks, etc.) shall also be permitted.
- b) Notwithstanding Policies E.4.6.7 and E.4.6.8 of Volume 1, maximum building heights shall be restricted to three storeys.
- c) Policy B.5.4.9.1 of Volume 2 shall not apply to minor additions, porches, decks, etc. to existing single detached dwellings.”

4.2.1 Chapter B.7.6 – West Mountain Area (Heritage Green) Secondary Plan

a) That Section 7.6 West Mountain Area (Heritage Green) Secondary Plan, Policy B.7.6.8 be amended by adding a new Area Specific Policy as follows:

“Area Specific Policy – Area E

B.7.6.8.21 The following policy shall apply to lands known as 1050 Paramount Drive and identified as Area Specific Policy “E” on Map B.7.6-1 – West Mountain (Heritage Green) Land Use Plan:

- a) Notwithstanding the gross floor area criteria of Policy E.3.8.6 and Policy B.7.6.3.2 b), the maximum gross floor area of any individual commercial establishment shall be 500 square metres and the maximum combined gross floor areas of any grouping of local commercial uses shall be 2,000 square metres.”

4.2.2 Secondary Plan Maps

- a) That the Waterdown North Secondary Plan Land Use Plan Map B.4.2-1 be amended by redesignating lands located at the northwest corner of Wigood Drive and Centre Road from “District Commercial” to “Mixed Use – Medium Density”, as shown on Appendix “B”, attached to this Amendment.
- b) That the Binbrook Village Secondary Plan Land Use Plan Map B.5.1-1 be amended by redesignating the following lands generally located in the area to the rear of 2506-2544 Regional Road 56 from “Low Density Residential 2h” to “District Commercial”, as shown on Appendix “C”, attached to this Amendment.
- c) That the Rymal Road Secondary Plan Land Use Plan Map B.5.2-1 be amended by:
 - i) redesignating lands located at 1890 Rymal Road East, but not including a portion of lands on the northwest corner of the subject lands, from “District Commercial” to “Low Density Residential 2h”; and,
 - ii) redesignating lands located at 1890 Rymal Road East, but only including a portion of lands on the northwest corner of the subject lands, from “District Commercial” to “Local Commercial”;as shown on Appendix “D”, attached to this Amendment.
- d) That the Mount Hope Secondary Plan Land Use Plan Map B.5.4-1 be amended by redesignating lands located at 3239 to 3331 Homestead Drive and 3260 to 3300 Homestead Drive, from “Arterial Commercial” to “Mixed Use – Medium Density”, as shown on Appendix “E”, attached to this Amendment.
- e) That the Western Development Secondary Plan Land Use Plan Map B.7.1-1 be amended by:
 - i) redesignating lands located at 165 Highway 8 and 181 – 193 Highway 8 from “Low Density Residential 2b” to “Mixed Use – Medium Density”, as shown on Appendix “F”,
 - ii) redesignating the following lands from “Low Density Residential 2b” to “Local Commercial”, as shown on Appendix “F”, attached to this Amendment:
 - a) 520 Highway 8;
 - b) Between 288 and 302 Gray Road;
 - c) 210 Barton Street;
 - d) 520 Barton Street.

- iii) redesignating lands located at 202 and 208 Barton Street from “Local Commercial” to “Institutional”, as shown on Appendix “F”, attached to this Amendment.
 - iv) redesignating lands located at 208 Barton Street from “Low Density Residential 2b” to “Institutional”, as shown on Appendix “F”, attached to this Amendment.
 - v) redesignating lands located at 16-26 Deerhurst Road from “District Commercial” to “Low Density Residential 2b”, as shown on Appendix “F” attached to this Amendment.
 - vi) redesignating lands located at 350 Highway 8 from “Low Density Residential 2b” to “District Commercial”, as shown on Appendix “F” attached to this Amendment.
 - vii) redesignating lands located at 303 Highway 8 from “Low Density Residential 3c” to “Mixed Use – Medium Density”, as shown on Appendix “F” attached to this Amendment.
 - viii) redesignating lands located at 232 Barton Street from “Low Density Residential 3c” to “Local Commercial”, as shown on Appendix “F” attached to this Amendment.
- f) That the Old Town Secondary Plan Land Use Plan Map B.7.2-1 be amended by:
- i) redesignating lands located at 30 Lake Avenue Drive from “Low Density Residential 2a” to “Local Commercial”, as shown on Appendix “G” attached to this Amendment.
 - ii) redesignating lands located at 74 and 92 Centennial Parkway South from “Mixed Use Medium Density” to “Local Commercial”, as shown on Appendix “G” attached to this Amendment.
- g) That the Urban Lakeshore Area Secondary Plan Land Use Plan Map B.7.3-1 be amended by:
- i) redesignating the following lands from “Low Density Residential 2b” to “Local Commercial”, as shown on Appendix “H” attached to this Amendment:
 1. 1365 Baseline Road; and,
 2. lands located on the easterly portion of 821-825 North Service Road.
 - ii) redesignating residential lands located on the southeast corner of Palacebeach Trail and Dartmouth Gate from “Local Commercial” to “Low Density Residential 2b”, as shown on Appendix “H” attached to this

Amendment.

- h) That the Nash Neighbourhood Secondary Plan Land Use Plan Map B.7.5-1 be amended by redesignating lands generally located on the west side of Upper Centennial Parkway between Green Mountain Road West and Mud Street West, and on the north side of Mud Street West between Upper Centennial Parkway and First Road West from “Arterial Commercial” to “General Open Space”, as shown on Appendix “I” attached to this Amendment.
- i) That the West Mountain Area (Heritage Green) Secondary Plan Land Use Plan Map B.7.6-1 be amended by:
 - i) identifying certain lands located at 1050 Paramount Drive as “Site Specific Area E”, as shown on Appendix “J”, attached to this Amendment.
 - ii) redesignating residential lands located 15 Mistywood Drive as from “Local Commercial” to “Low Density Residential 3c, as shown on Appendix “J”, attached to this Amendment.

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

- a) That the term “*Pedestrian Predominant Streets*” be replaced with “*Pedestrian Focus Streets*” on all text and Maps.

4.3.1 Chapter B – Urban Area Specific Policies

- a) That Chapter B – Urban Area Specific Policies be amended by deleting and replacing Ancaster Area Specific Policies UA-5A and UA-5B, with the following:

“UA-5 Lands located north of Wilson Street and north of Portia Drive (Area A), and lands located north of Wilson Street and south of Portia Drive (Area B), former Town of Ancaster

Area A

- 1.0 A maximum of 11,788 square metres of commercial uses are permitted, inclusive of the District Commercial uses referenced in subsection 1.1 hereto.
- 1.1 Notwithstanding Policy E.4.8.2 – Arterial Commercial of Volume 1, a maximum of 10,525 square metres of District Commercial uses, in accordance with Policy E.4.7.2 shall be permitted, subject to the prohibitions in Policy E.4.7.3.
- 1.2 Notwithstanding Policy E.4.7.2 a) and in addition to Policy E.4.7.3, Department stores shall be prohibited.

Area B

2.0 Notwithstanding Policy E.4.7.7, a maximum of 13,000 square metres of District Commercial uses are permitted, of which, a maximum of 4,725 square metres shall be a supermarket with the remaining 8,275 square metres permitted to be other district commercial uses.

2.1 Notwithstanding Policy E.4.7.2 (b), offices are permitted on the ground floor.

2.2 Notwithstanding the uses permitted in Policy E.4.7.2 – District Commercial of Volume 1, a department store shall be prohibited.”

b) That Chapter B – Urban Area Specific Policies be amended by adding a new Ancaster Area Specific Policy UA-6, so the policy reads as follows:

“UA-6 Lands Located in Duff’s Corners (generally bounded by Mason Drive, the urban boundary, Shaver Road and Garner Road West), former Town of Ancaster

1.0 In addition to the uses permitted in Policy E.4.8.2 – Arterial Commercial Designation of Volume 1, on the lands designated Arterial Commercial, a Financial Establishment may also be permitted.”

Appealed by Appellant No. 15 (Ministry of Municipal Affairs and Housing) respecting the subject lands.

c) That Chapter B – Urban Area Specific Policies be amended by renumbering Hamilton Area Specific Policy UH-4 to UH-5 in both the title and text.

4.3.2 Chapter C – Urban Site Specific Policies

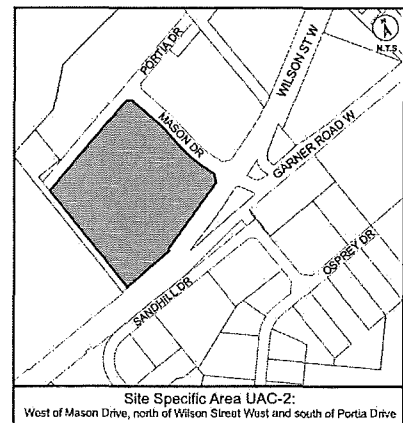
a) That Chapter C – Urban Site Specific Policies be amended by adding a new policy as follows:

“UAC-2 Lands located west of Mason Drive, north of Wilson Street West and south of Portia Drive, former Town of Ancaster

1.0 The following policies shall apply to lands located west of Mason Drive, north of Wilson Street West, and south of Portia Drive, identified as Site Specific UAC-2 and designated “District Commercial” on Schedule E-1 of Volume 1:

a) Notwithstanding Section E.4.7.2 of Volume 1, only the following uses shall be permitted:

i) Art Gallery;



- ii) Auctioneer Establishment;
- iii) Building and Lumber Supply Establishment, within a wholly enclosed building;
- iv) Catering Service;
- v) Cold Storage Locker Establishment;
- vi) Commercial Entertainment, within a wholly enclosed building;
- vii) Commercial Parking Facility;
- viii) Commercial Recreation, within a wholly enclosed building;
- ix) Community Garden;
- x) Craftsperson Shop;
- xi) Day Nursery;
- xii) Educational Establishment
- xiii) Financial Establishment;
- xiv) Funeral Home;
- xv) Laboratory;
- xvi) Library;
- xvii) Major Recreation Vehicle Sales and Service Establishment;
- xxiii) Manufacturing, limited to a Printing and / or Publishing Establishment;
- xix) Medical Clinic;
- xx) Motor Vehicle Sales, Rental and Service Establishment
- xxi) Museum;
- xxii) Office;
- xxiii) Personal Services;
- xxiv) Post Office;

xxv) Private Club or Lodge;

xxvi) Repair Service;

xxvii) Restaurant;

xxviii) Retail, not including a Supermarket;

xxix) Transportation Depot;

xxx) Urban Farm; and,

xxxi) Urban Farmer's Market.

b) Notwithstanding Policy E.4.7.2 c) of Volume 1, offices may be permitted on the ground floor.

c) In addition to Section E.4.7.3 of Volume 1, the following uses shall also be prohibited, even as an accessory use:

i) Body Rub Parlour;

ii) Department Store;

iii) Dwelling Unit;

iv) Open Storage; and,

v) Supermarket.

c) Notwithstanding Section E.4.7.3 c) of Volume 1, on the lands designated District Commercial, the maximum Gross Floor Area for all commercial uses shall be 15,400 square metres.

Appealed by Appellant No. 15 (Ministry of Municipal Affairs and Housing) respecting the subject lands.

b) That Chapter C – Urban Site Specific Policies, Policy UAE-1 be deleted.

c) That Chapter C – Urban Site Specific Policies, Policy UHC-2 be amended by deleting the phrase “E.4.6 – Arterial Commercial Designation of Volume 1, on the lands designated Arterial Commercial,” and replacing it with the phrase “E.4.6 – Mixed Use – Medium Density Designation of Volume 1, on the lands designated Mixed Use – Medium Density,” so the Policy reads as follows:

“UHC-2 Lands Located at 30 Rymal Road East, former City of Hamilton

1.0 Notwithstanding the uses permitted in Section E.4.6 – Mixed Use – Medium Density Designation of Volume 1, on the lands designated Mixed Use – Medium Density, located at 30 Rymal Road East, high traffic generating uses shall be prohibited. Further, vehicular access onto Ryckman Street from the subject lands shall be prohibited.”

4.3.3 Volume 3 Maps

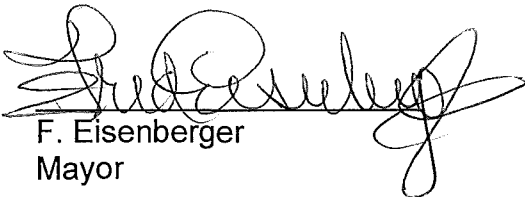
- a) That Map A-2 – Area Specific Policies Map be amended by identifying the lands located in Duff's Corners under Urban Area Specific Policy "UA-6", as shown on Appendix "K" of this amendment.
- b) That Map H-5 – Area Specific Policies Map be amended by removing certain lands located at 135 Hester Street under Urban Area Specific Policy "UH-1g", as shown on Appendix "L" of this amendment.
- c) That Urban Hamilton Official Plan Volume 3: Map 2 – Urban Site Specific Key Map shall be amended by deleting the reference to "UAE-1" and replacing with reference to "UAC-2", as shown on Appendix "M" of this amendment.

5.0 Implementation:

An implementing Zoning By-law Amendment will give effect to this Amendment.

This is Schedule "1" to By-law No. 17-239 passed on the 8th day of November, 2017.

The City of Hamilton







F. Eisenberger
Mayor



R. Caterini
City Clerk

Appendix A
 APPROVED Amendment No. 69
 to the Urban Hamilton Official Plan

	Lands to be redesignated from "Mixed Use - Medium Density" to "Neighbourhoods"
	Lands to be redesignated from "Arterial Commercial" to "Business Park"
	Lands to be redesignated from "Neighbourhoods" to "Mixed Use - Medium Density"
	Lands to be redesignated from "Neighbourhoods" to "District Commercial"

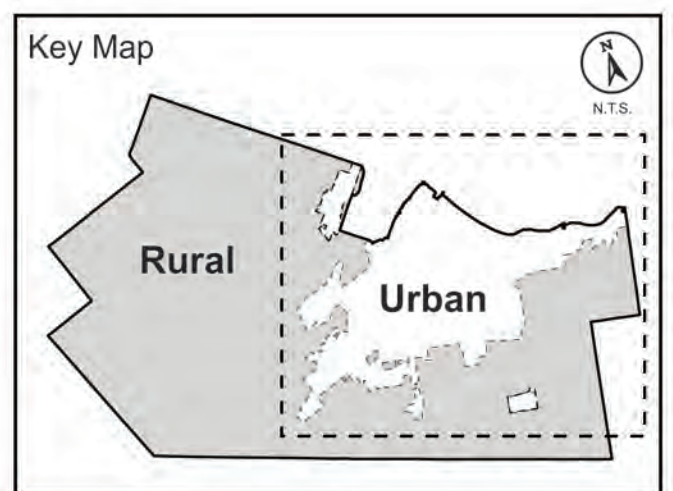
Date: November 7, 2017 Revised By: TL/NB Reference File No.: CI-16-D

APPEALS

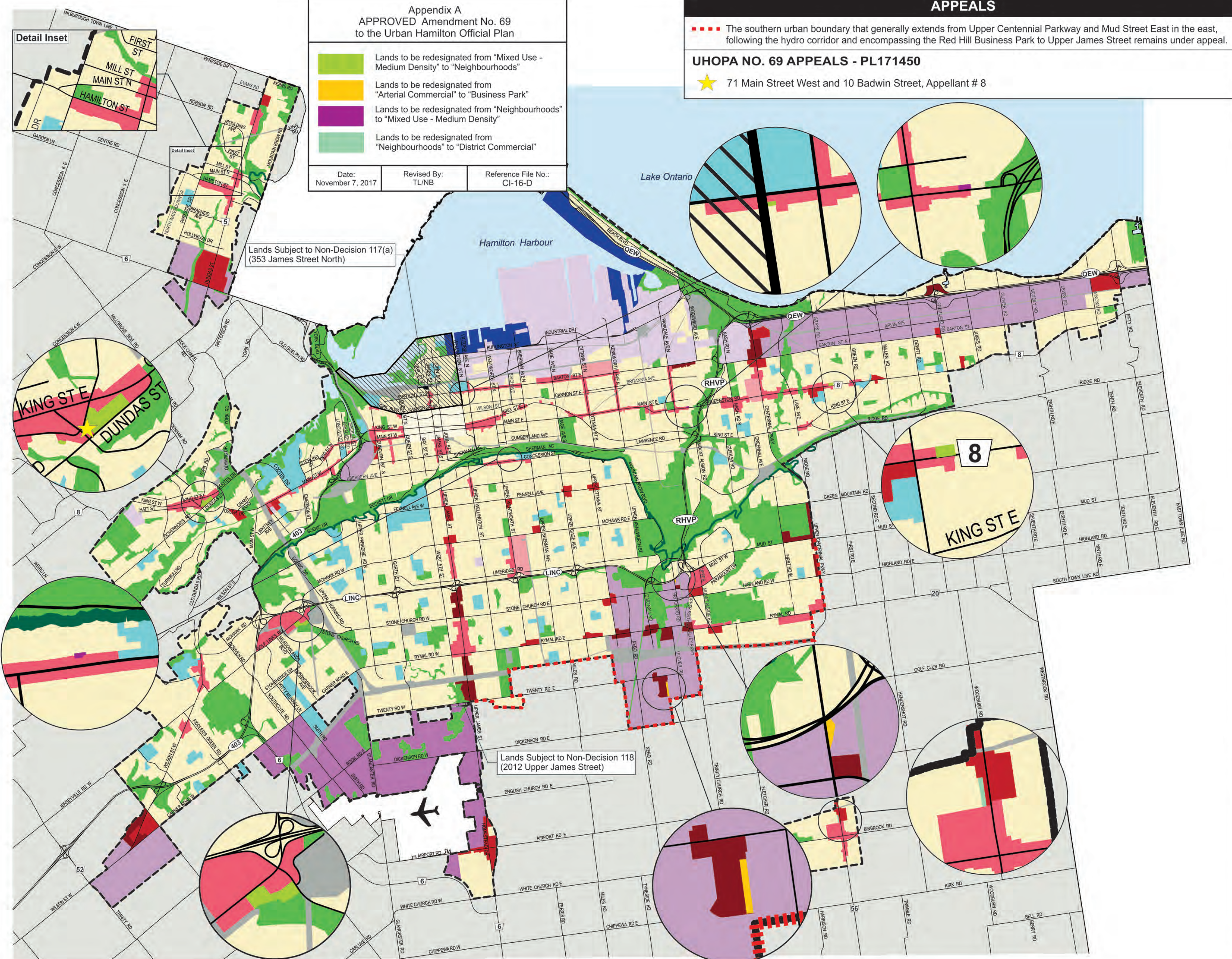
--- The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park to Upper James Street remains under appeal.

UHOPA NO. 69 APPEALS - PL171450

★ 71 Main Street West and 10 Badwin Street, Appellant # 8



Note: For Rural Land Use Designations, refer to Schedule D of the Rural Hamilton Official Plan.



- Neighbourhoods
 - Open Space
 - Institutional
 - Utility
- Commercial and Mixed Use Designations**
- Downtown Mixed Use Area
 - Mixed Use - High Density
 - Mixed Use - Medium Density
 - District Commercial
 - Arterial Commercial
- Employment Area Designations**
- Industrial Land
 - Business Park
 - Airport Employment Growth District
 - Shipping & Navigation
- 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 E-1
 Urban Land Use Designations**



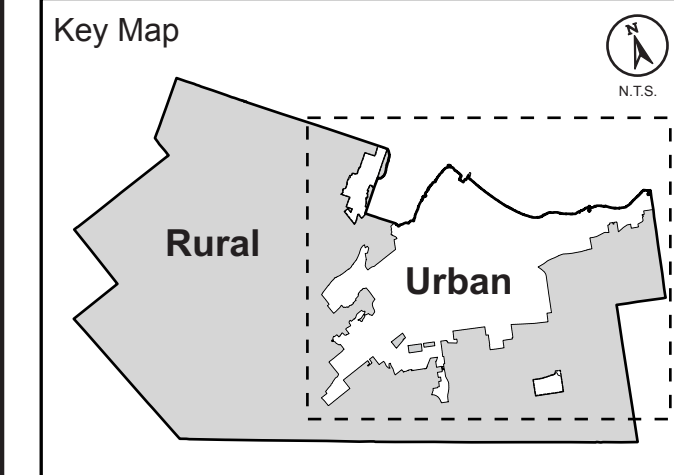
APPEALS

**Appendix A1
APPROVED Amendment No. 69
to the Urban Hamilton Official Plan**

- Lands to be redesignated from "Neighbourhoods" to "District Commercial"
- Lands to be redesignated from "Arterial Commercial" to "Open Space"
- Lands to be redesignated from "District Commercial" to "Neighbourhoods"
- Lands to be redesignated from "Arterial Commercial" to "Neighbourhoods"
- Lands to be redesignated from "District Commercial" to "Mixed Use - High Density"

Date: October 10, 2017
Revised By: TL/NB
Reference File No.: CI-16-D

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.



Note: For Rural Land Use Designations, refer to Schedule D of the Rural Hamilton Official Plan.

- Neighbourhoods
 - Open Space
 - Institutional
 - Utility
- Commercial and Mixed Use Designations**
- Downtown Mixed Use Area
 - Mixed Use - High Density
 - Mixed Use - Medium Density
 - District Commercial
 - Arterial Commercial
- Employment Area Designations**
- Industrial Land
 - Business Park
 - Airport Employment Growth District
 - Shipping & Navigation
- 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

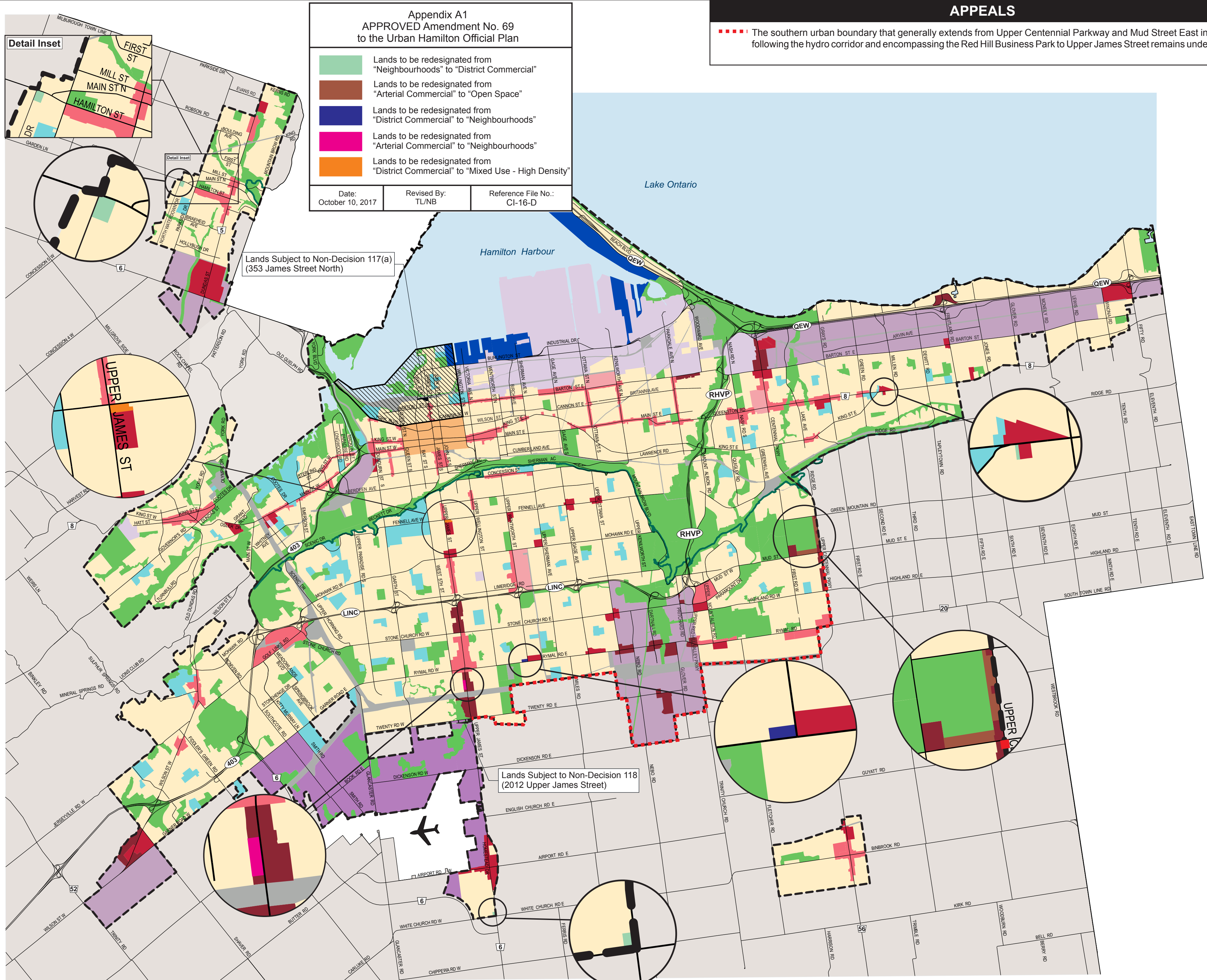
**Urban Hamilton Official Plan
Schedule E-1
Urban Land Use Designations**



Date: Sep. 11, 2017

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Lands Subject to Non-Decision 117(a)
(353 James Street North)

Lands Subject to Non-Decision 118
(2012 Upper James Street)


Appendix A2
 APPROVED Amendment No. 69
 to the Urban Hamilton Official Plan


 Lands to be redesignated from "Business Park" to "District Commercial"

 Lands to be redesignated from "Business Park" to "Arterial Commercial"

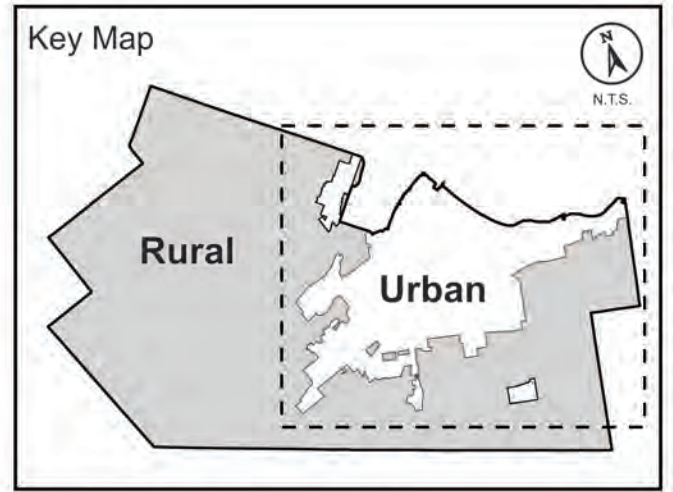
Date: October 16, 2017 Revised By: TL/NB Reference File No.: CI-16-D

APPEALS

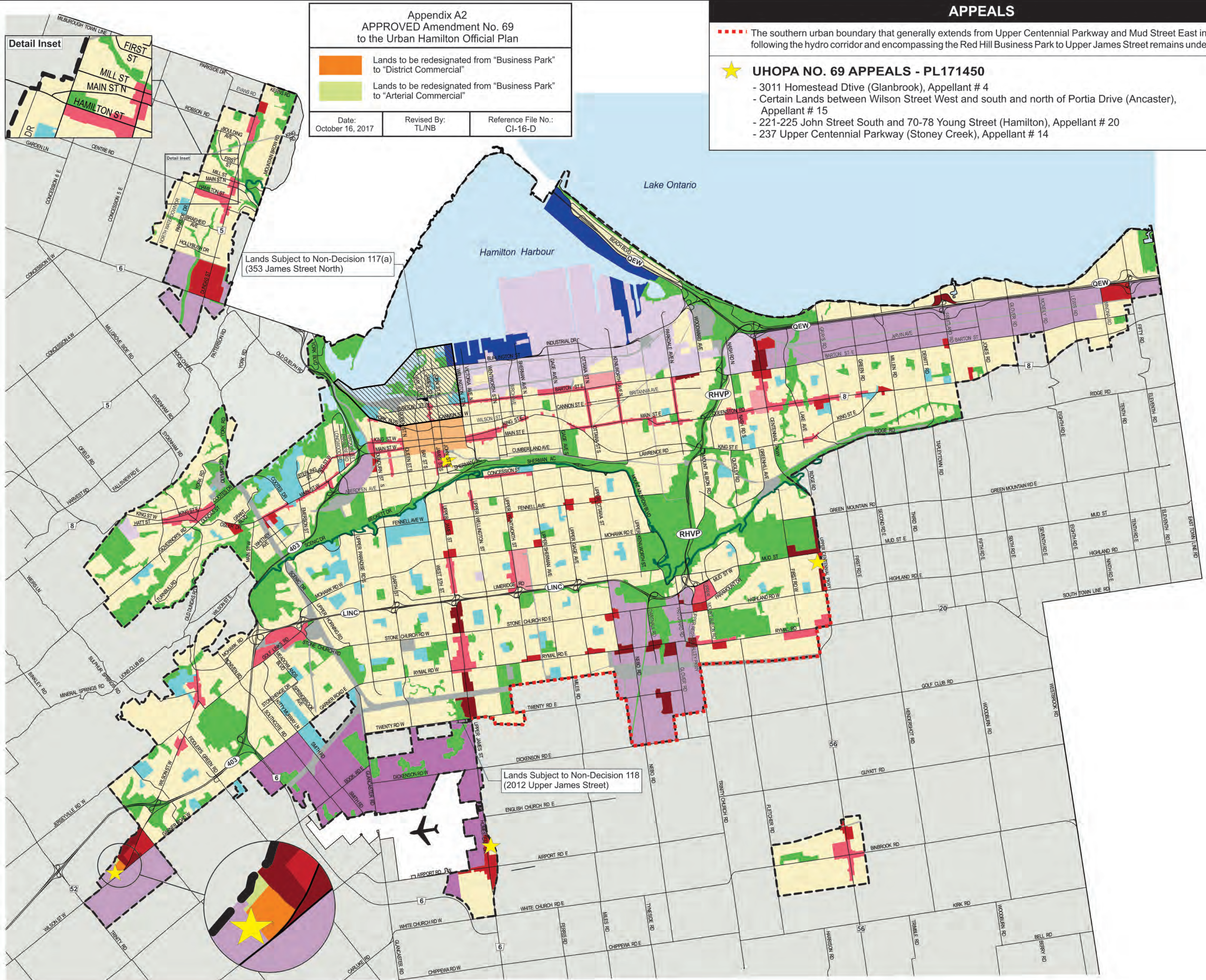
 The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park to Upper James Street remains under appeal.








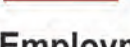









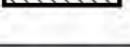
 **UHOPA NO. 69 APPEALS - PL171450**

- 3011 Homestead Drive (Glanbrook), Appellant # 4
- Certain Lands between Wilson Street West and south and north of Portia Drive (Ancaster), Appellant # 15
- 221-225 John Street South and 70-78 Young Street (Hamilton), Appellant # 20
- 237 Upper Centennial Parkway (Stoney Creek), Appellant # 14



Note: For Rural Land Use Designations, refer to Schedule D of the Rural Hamilton Official Plan.



-  Neighbourhoods
 -  Open Space
 -  Institutional
 -  Utility
- Commercial and Mixed Use Designations**
-  Downtown Mixed Use Area
 -  Mixed Use - High Density
 -  Mixed Use - Medium Density
 -  District Commercial
 -  Arterial Commercial
- Employment Area Designations**
-  Industrial Land
 -  Business Park
 -  Airport Employment Growth District
 -  Shipping & Navigation
- 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 E-1
 Urban Land Use Designations**

Not To Scale



Date: Sep. 11, 2017

Appendix B
 APPROVED Amendment No. 69
 to the Urban Hamilton Official Plan

■ Lands to be redesignated from "District Commercial" to "Mixed Use - Medium Density"





Date:
 October 10, 2017

Revised By:
 TL/NB



Reference File No.:
 CI-16-D

Legend





Residential Designations

-  Low Density Residential 2
-  Low Density Residential 3
-  Medium Density Residential 3
-  High Density Residential 1



Commercial and Mixed Use Designations

-  Mixed Use - Medium Density
-  District Commercial





Parks and Open Space Designations

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

Other Designations

-  Institutional
-  Utility
- SWM** Storm Water Management
- WT** Water Tower

Other Features

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

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

Urban Hamilton Official Plan
Waterdown North
Secondary Plan
 Land Use Plan
 Map B.4.2-1

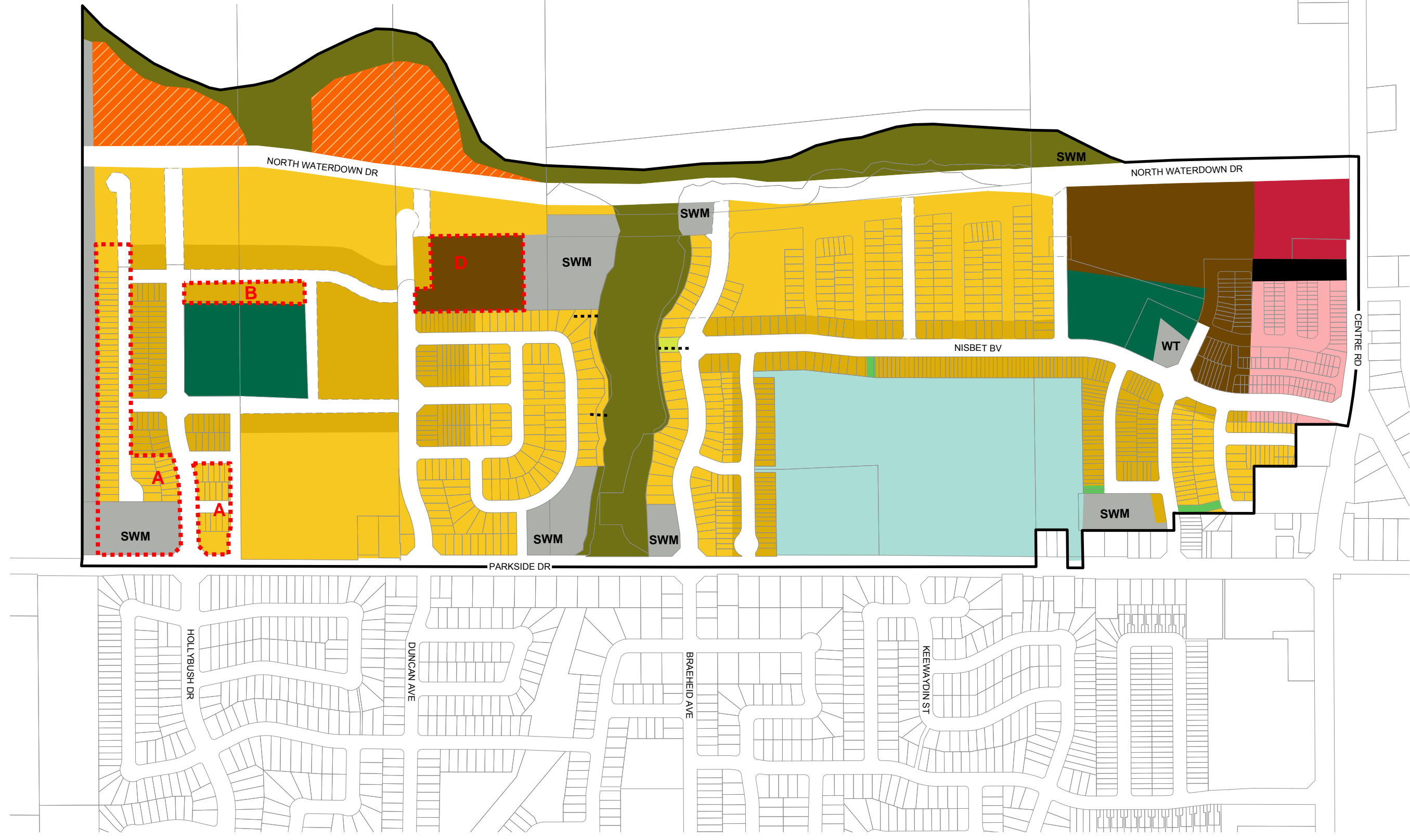


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Date: October 2016

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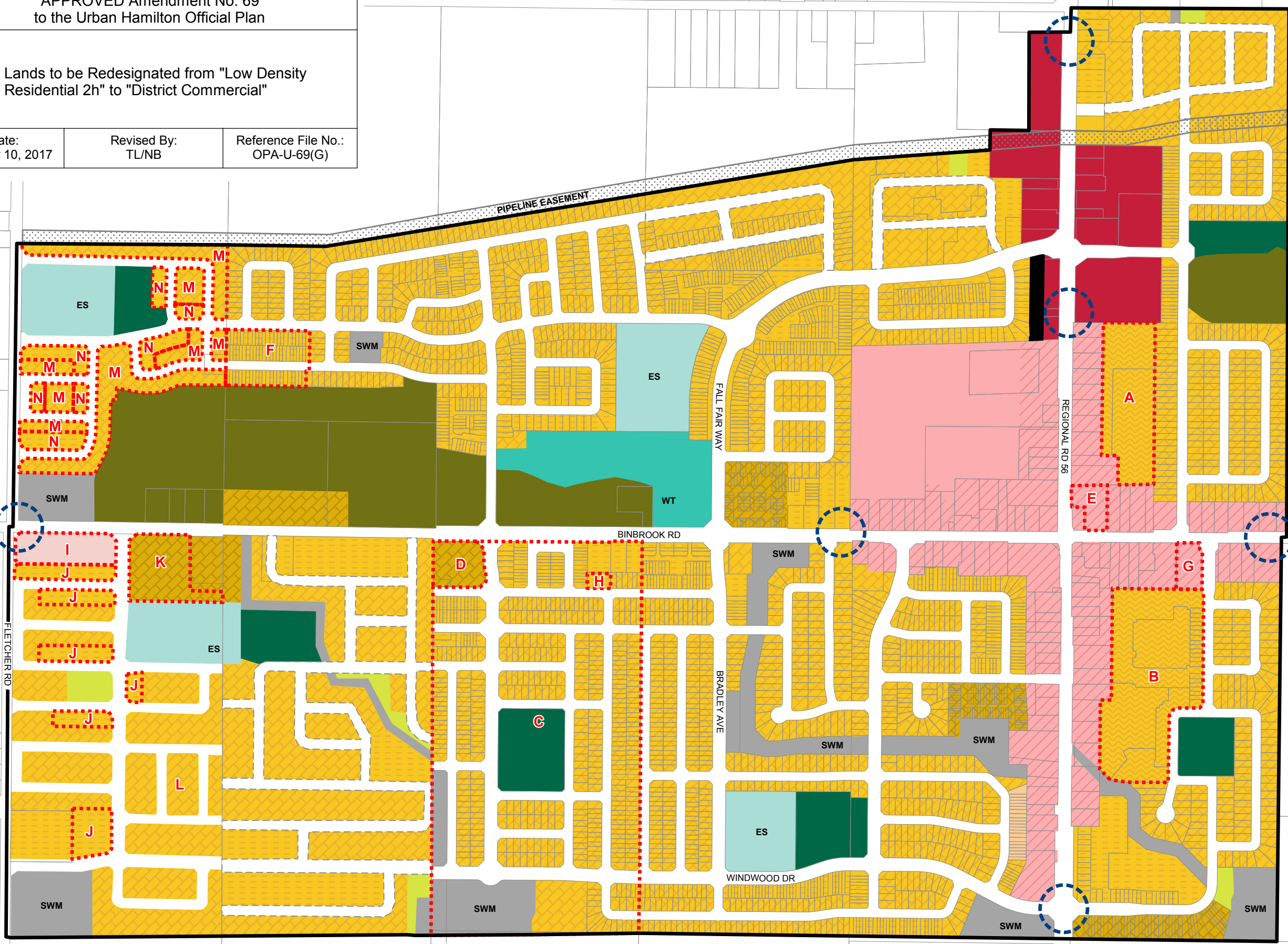
Appendix C
 APPROVED Amendment No. 69
 to the Urban Hamilton Official Plan

■ Lands to be Redesignated from "Low Density Residential 2h" to "District Commercial"

Date:
 October 10, 2017

Revised By:
 TL/NB

Reference File No.:
 OPA-U-69(G)



Legend

Residential Designations

- Low Density Residential 2d
- Low Density Residential 2e
- Low Density Residential 2h
- Low Density Residential 3e

Commercial and Mixed Use Designations

- Local Commercial
- District Commercial
- Mixed Use - Medium Density
- Mixed Use - Medium Density - Pedestrian Predominant

Parks and Open Space Designations

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

Other Designations

- Institutional
- ES** Elementary School
- Utility
- SWM** Storm Water Management

Other Features

- Area or Site Specific Policy
- Gateway
- WT** Water Tower
- Pipeline
- Proposed Roads
- Secondary Plan Boundary

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

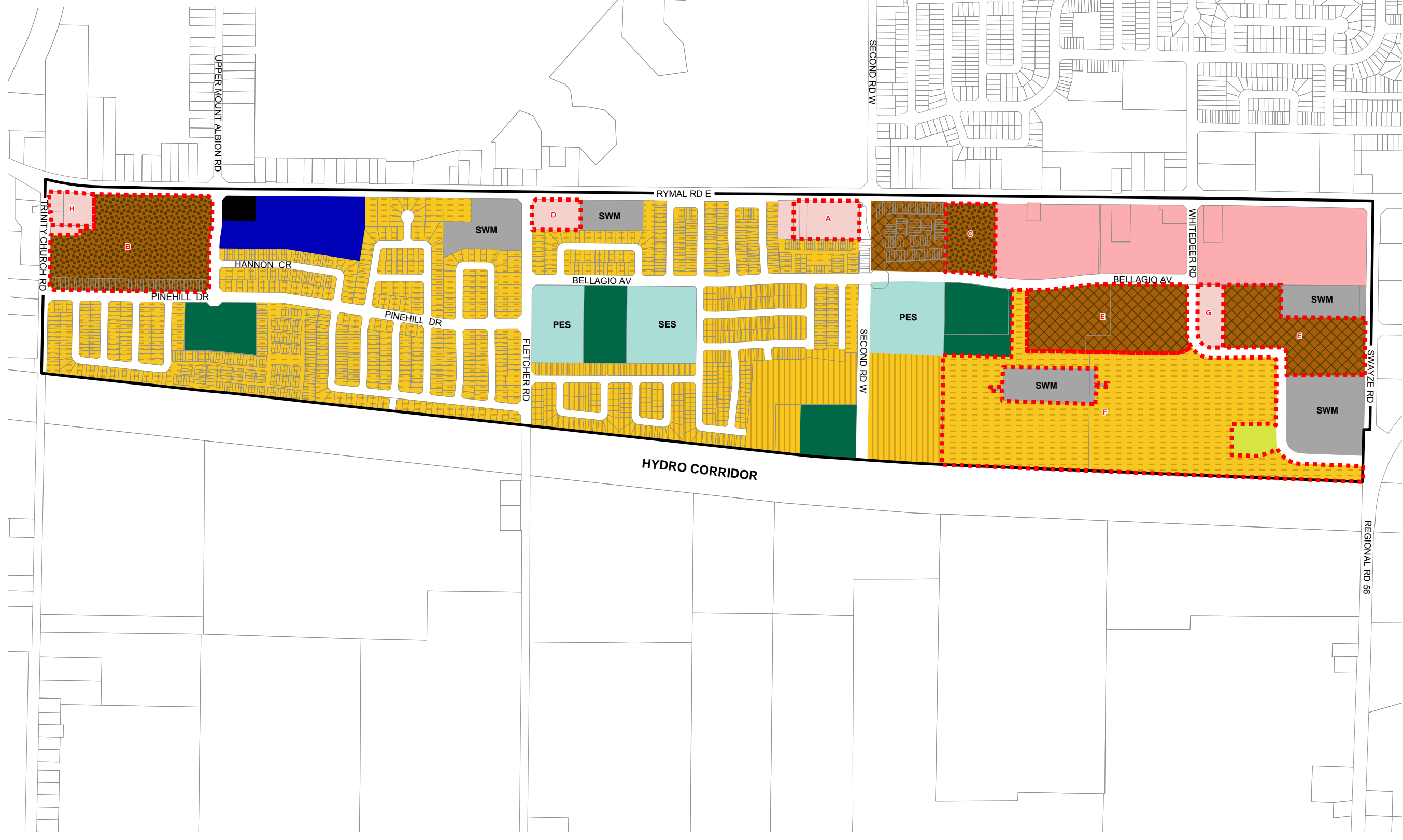
Urban Hamilton Official Plan
Binbrook Village
Secondary Plan
 Land Use Plan
 Map B.5.1-1



Appendix D
 APPROVED Amendment No. 69
 to the Urban Hamilton Official Plan

- Lands to be redesignated from "District Commercial" to "Local Commercial"
- Lands to be redesignated from "District Commercial" to "Low Density Residential 2h"

Date: October 10, 2017 Revised By: TL/NB Reference File No.: CI-16-D




Legend

- Residential Designations**
 - Low Density Residential 2g
 - Low Density Residential 2h
 - Medium Density Residential 2b
 - Medium Density Residential 2c
- Commercial and Mixed Use Designations**
 - Local Commercial
 - Mixed Use - Medium Density
 - District Commercial
- Parks and Open Space Designations**
 - Parkette
 - Neighbourhood Park
- Other Designations**
 - Institutional
 - PES** Public Elementary School
 - SES** Separate Elementary School
 - PSS** Public Secondary School
 - 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
Rymal Road
Secondary Plan
 Land Use Plan
 Map B.5.2-1

Not To Scale




Date: July 2017

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Appendix E
 APPROVED Amendment No. 69
 to the Urban Hamilton Official Plan

 Lands to be redesignated from "District Commercial" to "Mixed Use - Medium Density" and identified as Area Specific Policy Area "D"

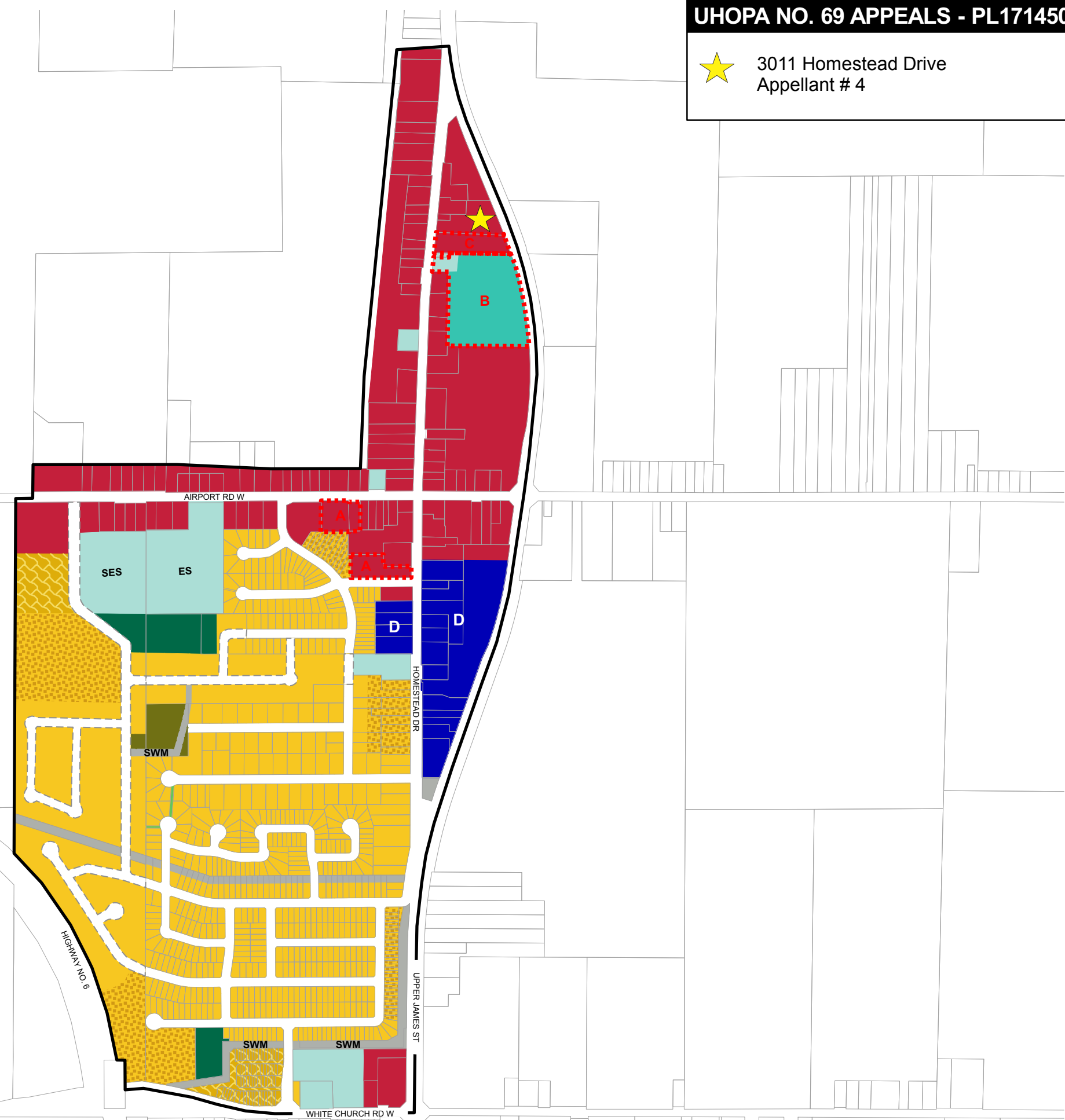
Date:
 October 23, 2017

Revised By:
 DM/NB

Reference File No.:
 OPA-U-69(G)




UHOPA NO. 69 APPEALS - PL171450

 3011 Homestead Drive
 Appellant # 4







Legend




Residential Designations

-  Low Density Residential 2
-  Low Density Residential 2c
-  Low Density Residential 3f




Parks and Open Space Designations

-  Neighbourhood Park
-  Community Park
-  General Open Space
-  Natural Open Space

Other Designations

-  Institutional
-  District Commercial
- ES** Elementary School
- SES** Separate Elementary School
-  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
Mount Hope
Secondary Plan
 Land Use Plan
 Map B.5.4-1

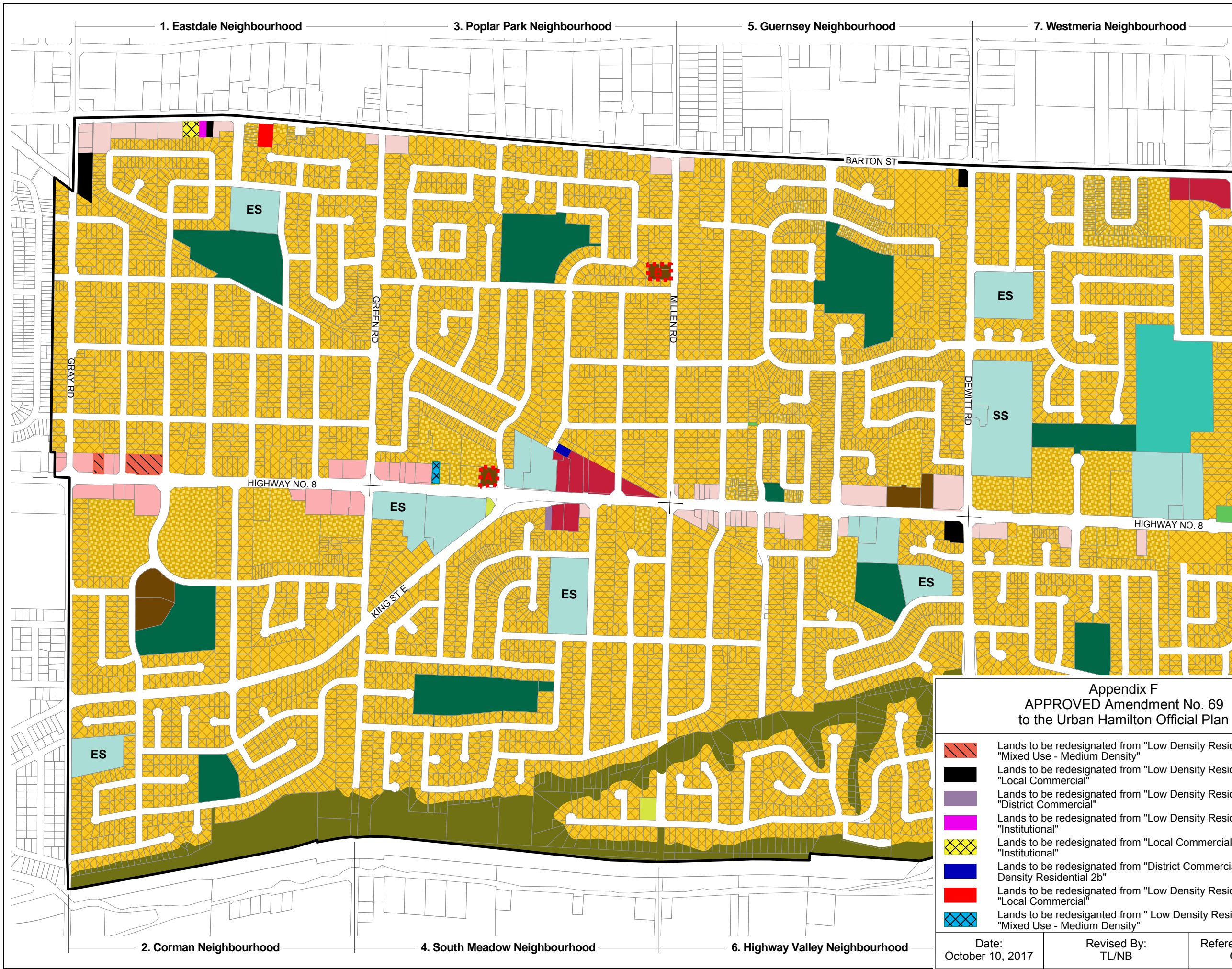


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Date: June 22, 2017

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- ### Legend
- Residential Designations**
- Low Density Residential 2b
 - Low Density Residential 3c
 - Medium Density Residential 3
- Commercial and Mixed Use Designations**
- Local Commercial
 - Mixed Use - Medium Density
 - District Commercial
- Parks and Open Space Designations**
- Parkette
 - Neighbourhood Park
 - Community Park
 - General Open Space
 - Natural Open Space
- Other Designations**
- Institutional
 - ES Elementary School
 - SS Secondary School
- Other Features**
- Area or Site Specific Policy
 - Secondary Plan Boundary

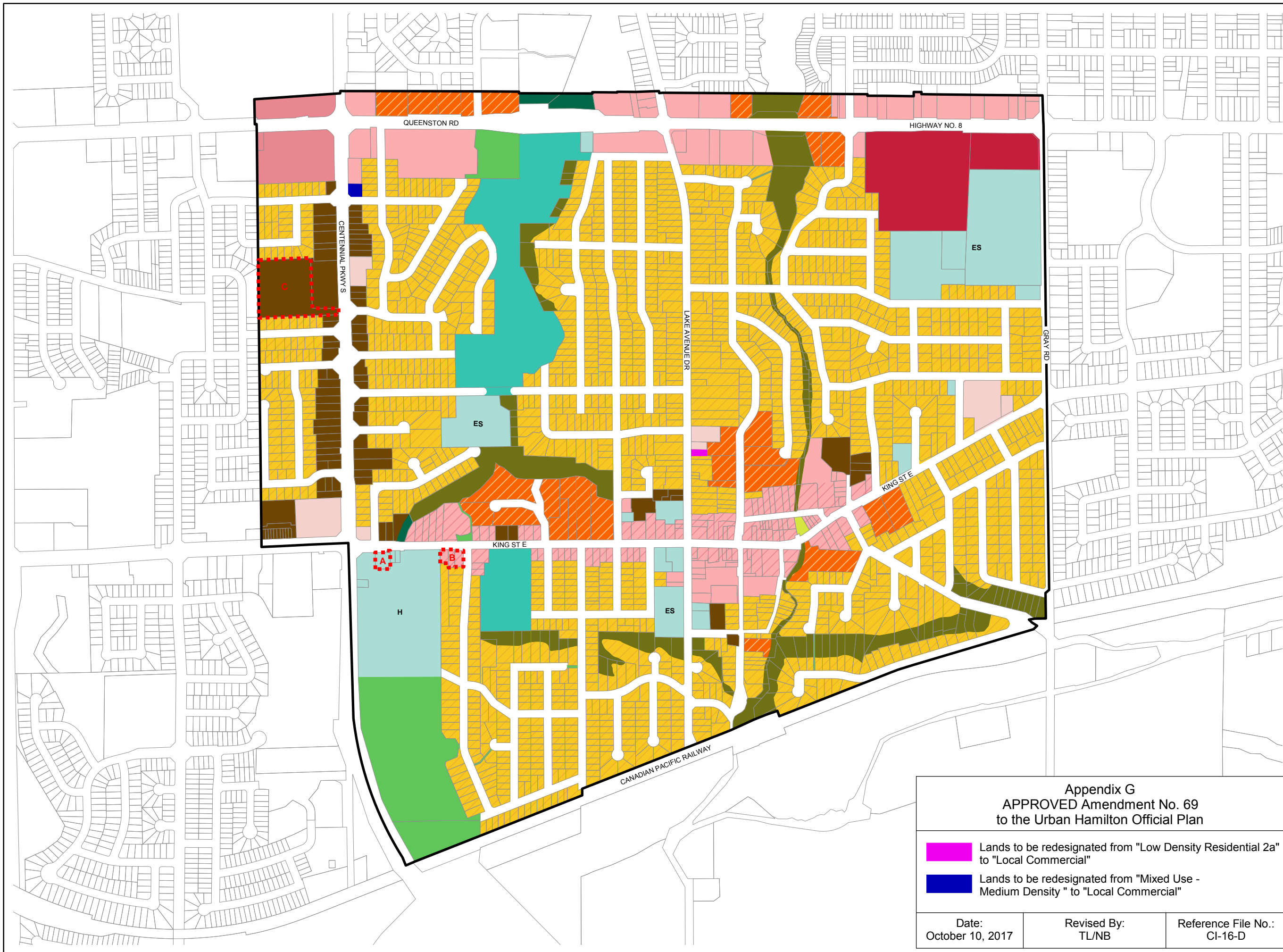
Appendix F
APPROVED Amendment No. 69
to the Urban Hamilton Official Plan

- Lands to be redesignated from "Low Density Residential 2b" to "Mixed Use - Medium Density"
- Lands to be redesignated from "Low Density Residential 2b" to "Local Commercial"
- Lands to be redesignated from "Low Density Residential 2b" to "District Commercial"
- Lands to be redesignated from "Low Density Residential 2b" to "Institutional"
- Lands to be redesignated from "Local Commercial" to "Institutional"
- Lands to be redesignated from "District Commercial" to "Low Density Residential 2b"
- Lands to be redesignated from "Low Density Residential 3c" to "Local Commercial"
- Lands to be redesignated from "Low Density Residential 3c" to "Mixed Use - Medium Density"

Date: October 10, 2017	Revised By: TL/NB	Reference File No.: CI-16-D
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Council Adopted: July 9, 2009
 Ministerial Approval: March 16, 2011
 Effective Date: August 16, 2013

Urban Hamilton Official Plan
Western Development Area
Secondary Plan
 Land Use Plan
 Map B.7.1-1



Legend

- Residential Designations**
- Low Density Residential 2a
 - Medium Density Residential 3
 - High Density Residential 1
- Commercial and Mixed Use Designations**
- Local Commercial
 - Mixed Use - Medium Density
 - Mixed Use - Medium Density - Pedestrian Predominant
 - Mixed Use - High Density
 - District Commercial
- Parks and Open Space Designations**
- Parkette
 - Neighbourhood Park
 - Community Park
 - General Open Space
 - Natural Open Space
- Other Designations**
- Institutional
 - ES** Elementary School
 - H** Historic Site
- Other Features**
- Area or Site Specific Policy
 - Secondary Plan Boundary

Appendix G
APPROVED Amendment No. 69
to the Urban Hamilton Official Plan

- Lands to be redesignated from "Low Density Residential 2a" to "Local Commercial"
- Lands to be redesignated from "Mixed Use - Medium Density" to "Local Commercial"

Date: October 10, 2017	Revised By: TL/NB	Reference File No.: CI-16-D
---------------------------	----------------------	--------------------------------

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

Urban Hamilton Official Plan
Old Town
Secondary Plan
 Land Use Plan
 Map B.7.2-1

Appendix H
 APPROVED Amendment No. 69
 to the Urban Hamilton Official Plan

- Lands to be redesignated from "Local Commercial" to "Low Density Residential 2b"
- Lands to be redesignated from "Low Density Residential 2b" to "Local Commercial"

Date:
 October 10, 2017

Revised By:
 TL/NB

Reference File No.:
 CI-16-D

Legend

Residential Designations

- Low Density Residential 2b
- Low Density Residential 2e
- Low Density Residential 3c
- Medium Density Residential 3

Parks and Open Space Designations

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

Other Designations

- Local Commercial
- Institutional
- ES** Elementary School
- SWM** Storm Water Management
- Utility

Other Features

- Area or Site Specific Policy
- On Street Bikeway
- Off Street Bikeway / Walkway
- Municipal Boundary
- Secondary Plan Boundary

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

Urban Hamilton Official Plan
Urban Lakeshore Area
Secondary Plan
 Land Use Plan
 Map B.7.3-1

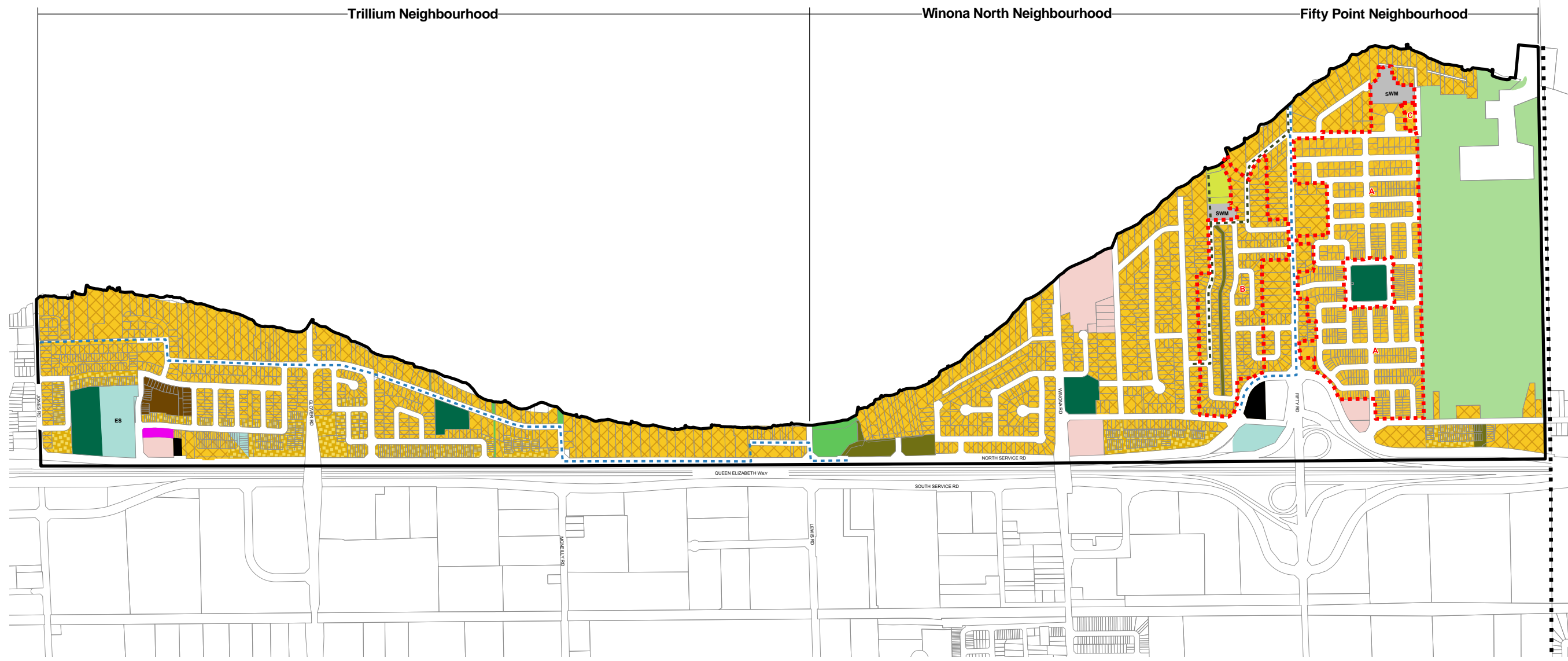


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Date: June 22, 2017

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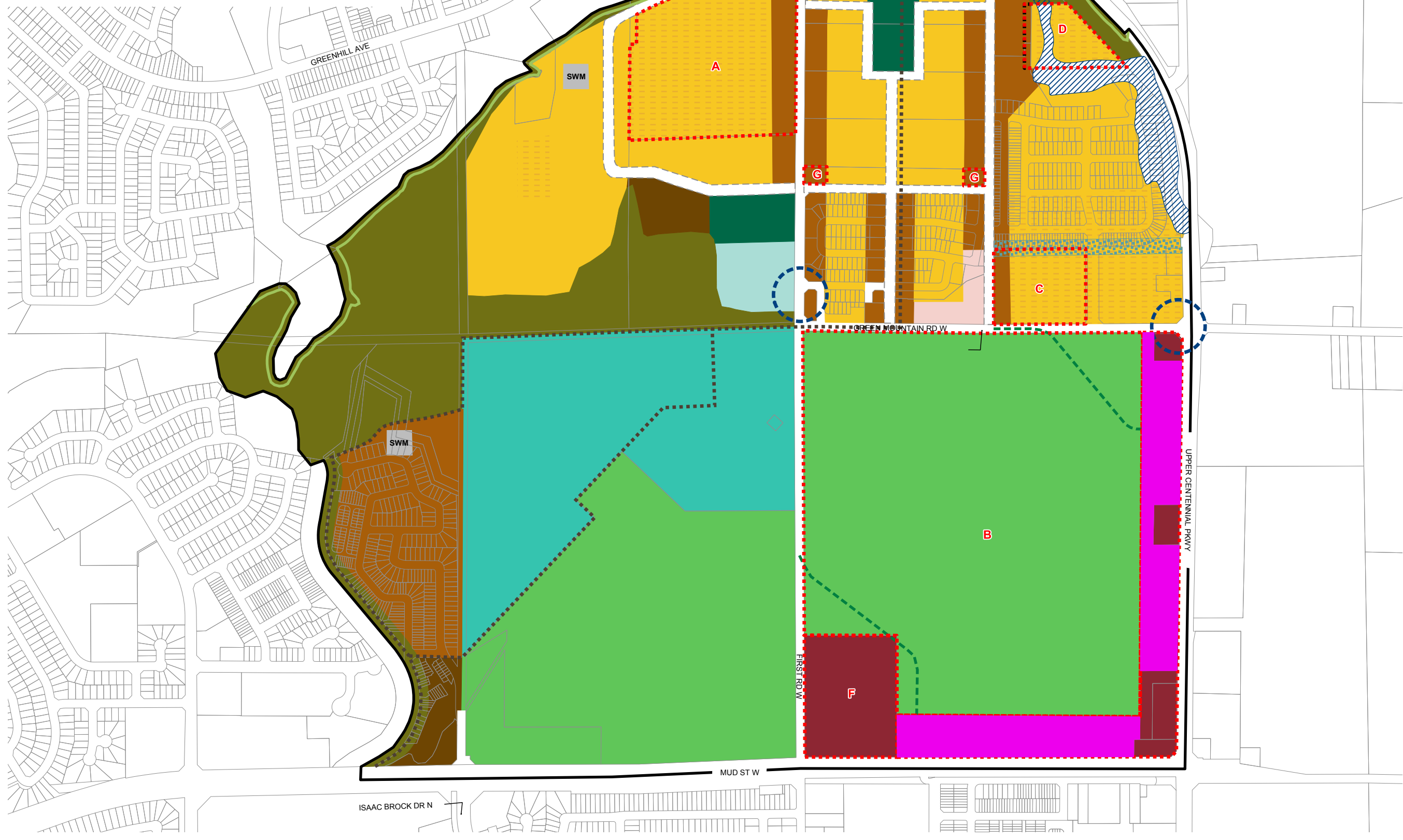
Appendix I
 APPROVED Amendment No. 69
 to the Urban Hamilton Official Plan

 Lands to be redesignated from "Arterial Commercial" to "General Open Space"

Date:
 October 10, 2017

Revised By:
 TL/NB

Reference File No.:
 CI-16-D





Legend





Residential Designations

-  Low Density Residential 2
-  Low Density Residential 2h
-  Medium Density Residential 2
-  Medium Density Residential 3




Commercial and Mixed Use Designations

-  Local Commercial
-  Arterial Commercial










Parks and Open Space Designations

-  Neighbourhood Park
-  Community Park
-  General Open Space
-  Natural Open Space

Other Designations

-  Institutional
-  Utility
-  SWM Storm Water Management

Other Features

-  Area or Site Specific Policy
-  Flood Plains
-  Hedge Row
-  Gateway
-  Trail Links
-  Proposed Road Realignment
-  Escarpment
-  Proposed Roads
-  Secondary Plan Boundary

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

Urban Hamilton Official Plan
Nash Neighbourhood
Secondary Plan
 Land Use Plan
 Map B.7.5-1



Appendix J
 APPROVED Amendment No. 69
 to the Urban Hamilton Official Plan

- E Lands to be identified as Site Specific Policy Area "E"
- Lands to be redesignated from Local Commercial to "Low Density Residential 3c"

Date: October 10, 2017	Revised By: TL/NB	Reference File No.: CI-16-D
---------------------------	----------------------	--------------------------------

UHOPA NO. 69 APPEALS - PL171450

★ 237 Upper Centennial Parkway
 Appellant # 14

Legend

- Residential Designations**
- Low Density Residential 2b
 - Low Density Residential 3c
 - Medium Density Residential 3

- Commercial and Mixed Use Designations**
- Local Commercial
 - Mixed Use - Medium Density
 - District Commercial
 - Arterial Commercial

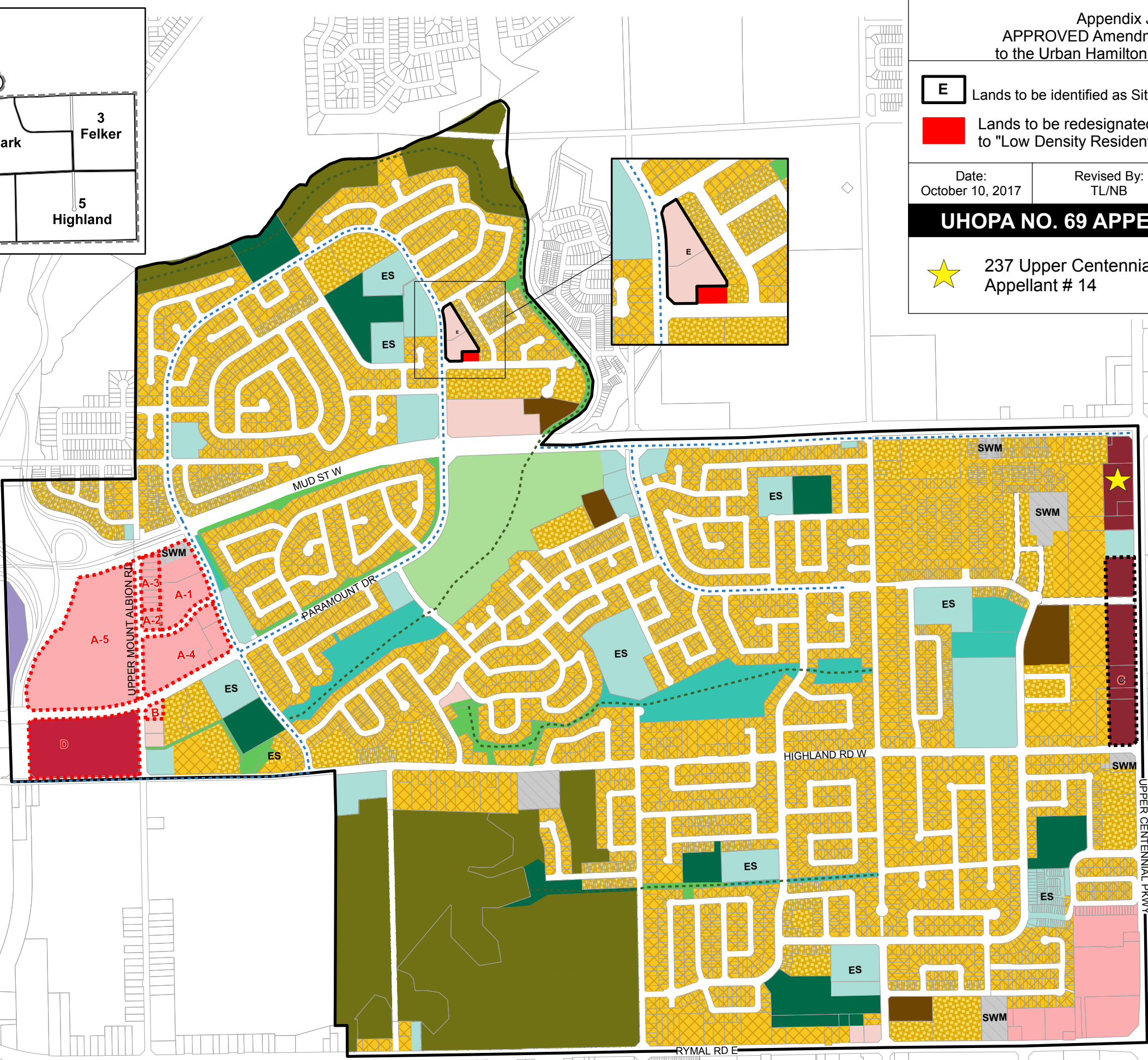
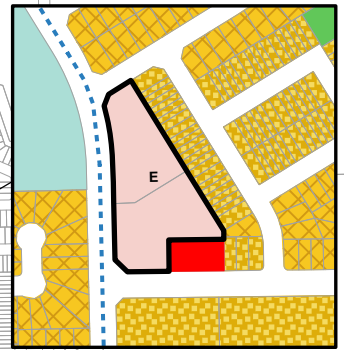
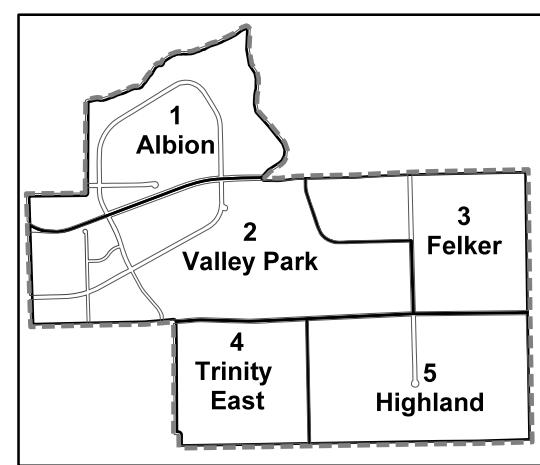
- Parks and Open Space Designations**
- Neighbourhood Park
 - Community Park
 - City Wide Park
 - General Open Space
 - Natural Open Space

- Other Designations**
- Institutional
 - ES** Elementary School
 - Employment
 - Utility
 - SWM** Storm Water Management

- Other Features**
- Area or Site Specific Area
 - On Street Bikeway
 - Off Street Bikeway / Walkway
 - Proposed Roads
 - Secondary Plan Boundary

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

Urban Hamilton Official Plan
West Mountain Area
(Heritage Green)
Secondary Plan
 Land Use Plan
 Map B.7.6-1



Appendix K
 APPROVED Amendment No. 69
 to the Urban Hamilton Official Plan

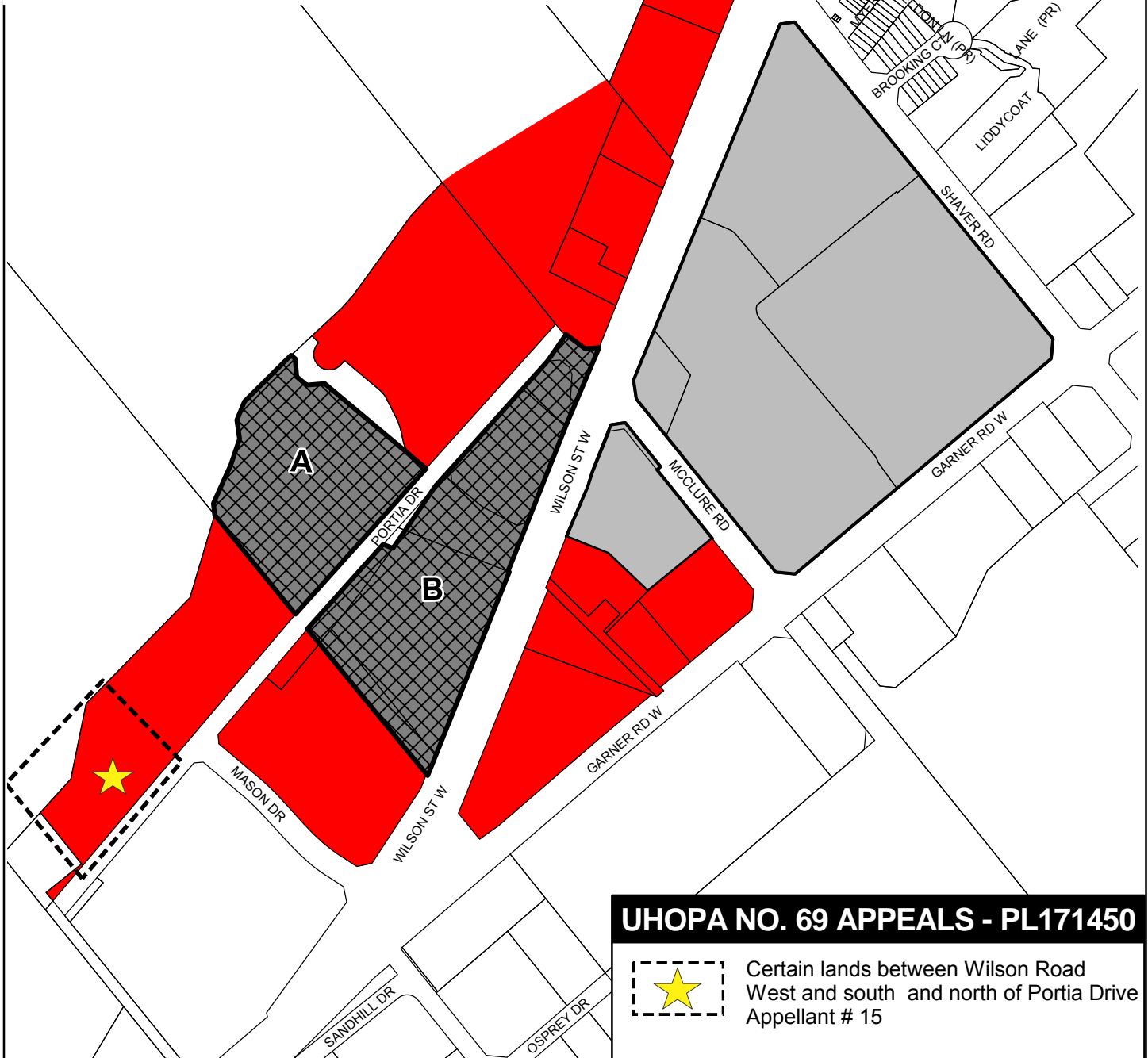


Lands to be identified as
 Area Specific Policy UA-6

Date:
 October 16, 2017

Revised By:
 TL/NB

Reference File No.:
 CI-16-D



UHOPA NO. 69 APPEALS - PL171450



Certain lands between Wilson Road
 West and south and north of Portia Drive
 Appellant # 15

Legend

-  UA-4
-  UA-5

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

Urban Hamilton Official Plan
 Volume 3 : Map A-2
 Area Specific Policies



Not To Scale

Date: June 2016



PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

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Appendix L
 APPROVED Amendment No. 69
 to the Urban Hamilton Official Plan



Lands to be removed from
 Area Specific Policy UH-1g

Date:
 October 10, 2017

Revised By:
 TL/NB

Reference File No.:
 CI-16-D



Legend



UH-1g

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

Urban Hamilton Official Plan
 Volume 3: Map H-5
 Area Specific Policies



Not To Scale

Date: Aug. 16, 2013



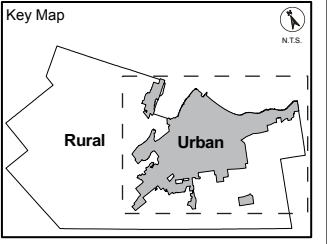
PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

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Appendix M
 APPROVED Amendment No. 69
 to the Urban Hamilton Official Plan

X Delete reference to Urban Site Specific Area "UAE-1" and replace with reference to Urban Site Specific Area "UAC-2"

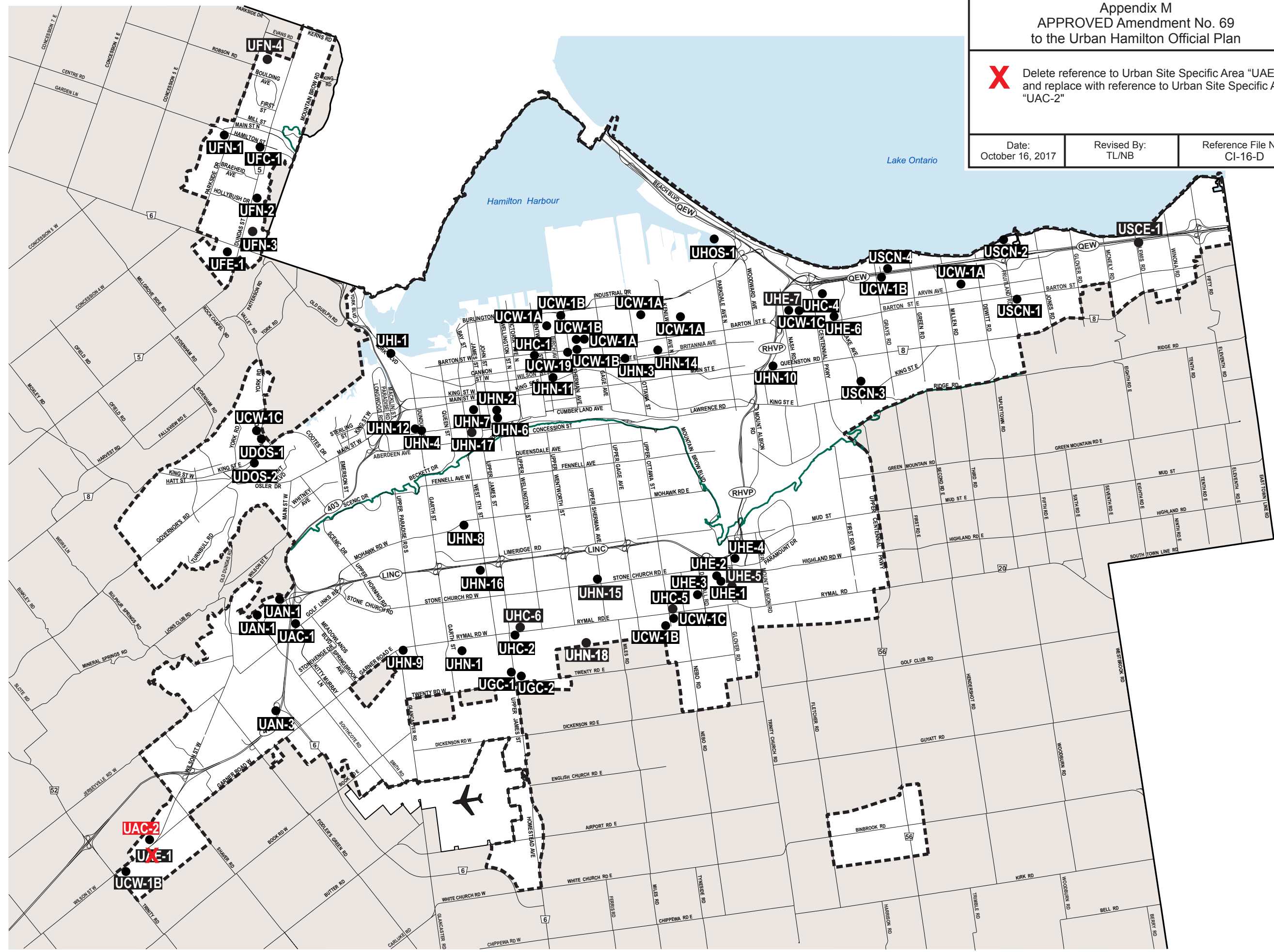
Date: October 16, 2017
 Revised By: TL/NB
 Reference File No.: CI-16-D



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**

