

DRAFT Rural Hamilton Official Plan

Amendment No. ____

The following text constitutes Official Plan Amendment No. ____ to the Rural Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose of this Rural Hamilton Official Plan Amendment is to expand the City of Hamilton's Urban Boundary to include the Elfrida lands, and as a result, to remove the Elfrida lands from the applicable mapping and policies of the Rural Hamilton Official Plan, except for the site specific mapping and policies of Rural Site Specific Area 21 as they relate to establishing permitted uses.

2.0 Location

The lands affected by the proposed Urban Hamilton Official Plan Amendment are described as the Elfrida lands (also referred to as the "subject site"). The Elfrida lands are generally bound by Upper Centennial Parkway, Mud Street East, Second Road East/Hendershot Road, Golf Club Road, Trinity Church Road and a Hydro Corridor. The area is comprised of approximately 1,209 gross hectares of lands and includes many individual properties that vary considerably in size, shape and land use. A map of the Elfrida Lands is provided in Schedule A Attached hereto.

3.0 Basis

The subject site is located directly adjacent to existing communities within the City of Hamilton's Urban Boundary. The introduction of the Elfrida Lands to the City's Urban Boundary will unlock a significant amount of viable development land in an appropriate location for a future complete community integrated with the existing land uses, public service facilities and infrastructure of urban communities present in the Urban Area located to the immediate west and the north.

The subject site is envisioned to become a complete, transit-supportive, mixed-use community that is compact, well connected and both environmentally and economically sustainable. Development of the Elfrida Lands is intended to occur in a compact urban form that respects neighbouring land uses, promotes sustainability and increases both walkability and opportunities for active transportation and transit use.

In addition to adding the lands to the Urban Boundary, the proposed amendment intends to remove the lands from the applicable policies and mapping of the Rural Hamilton Official Plan.

In support of the application, a Planning Rationale and other technical studies are submitted to address the requirements of the *Planning Act*, Provincial Planning Statement the Urban and Rural Hamilton Official Plans.

The documentation demonstrates that the proposed amendment is consistent with and conforms to the Provincial Planning Statement and conforms to the general intent of the Urban and Rural Hamilton Official Plans.

4.0 Actual Changes

4.1 Text Changes

4.1.1 For the purposes of establishing permitted uses, Rural Site Specific Area 21 shall continue to apply to a portion of the Elfrida lands.

4.2 Map Changes

4.2.1 That Volume 3, Schedules C through G be Amended by identifying the subject lands shown on Schedule “A” to this Amendment as being located within the Urban Area and Urban Boundary.

5.0 Implementation

The changes to the Rural Hamilton Official Plan described in this Amendment shall be implemented in accordance with the implementation policies of the Rural Hamilton Official Plan as contained in Chapter F 1.0 thereof.


This Official Plan Amendment is Schedule “1” to By-law No. ____ passed on the ____th day of ____, 2024.

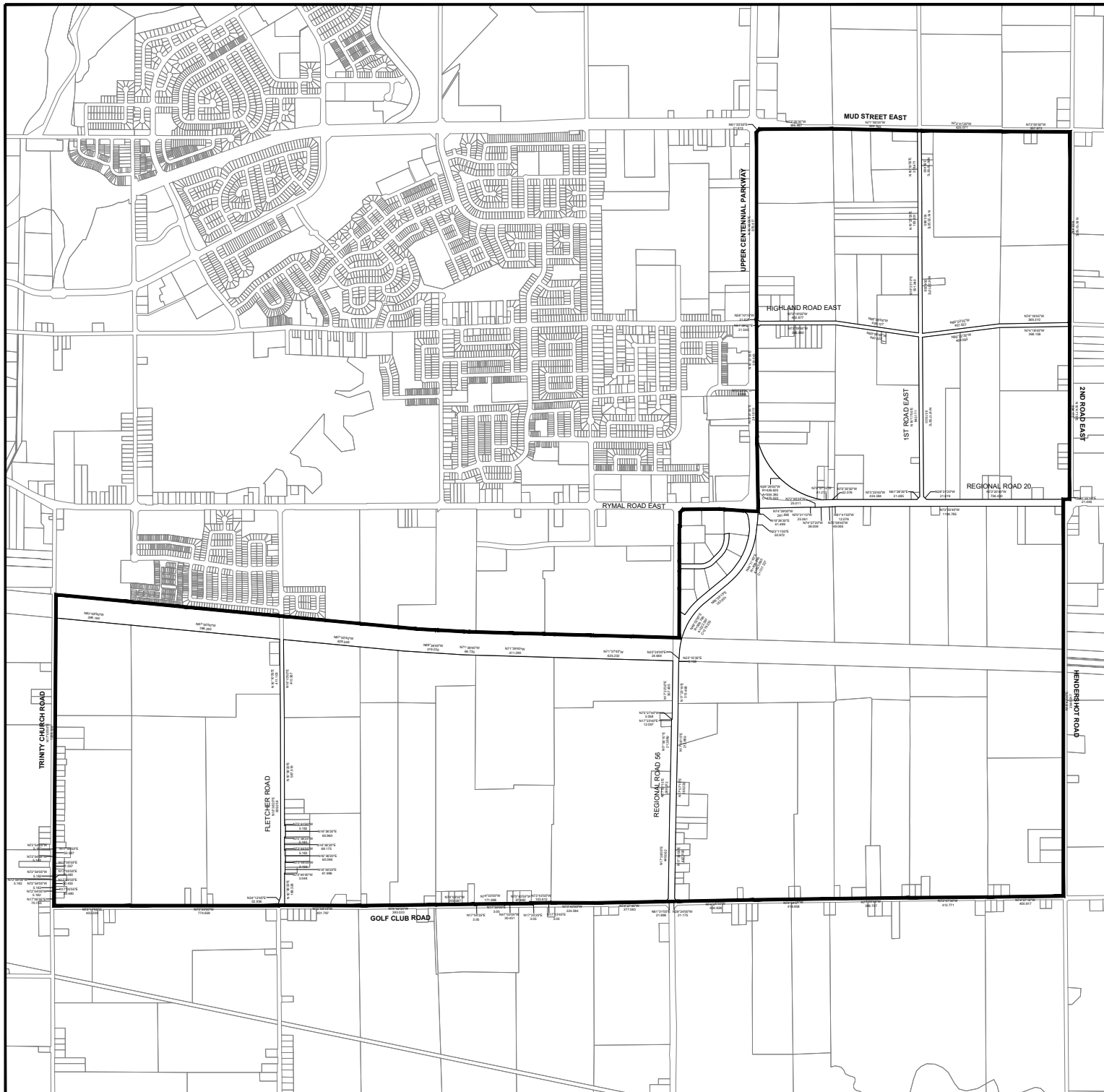
The City of Hamilton

A. Horwath
MAYOR

J. Pilon
CITY CLERK

Schedule A Amendment No. _____ to the Rural Hamilton Official Plan

 Lands Subject to
Official Plan Amendment



Reference File No.

Date:
November 11, 2024

Revised By:
Bousfields Inc.