

DRAFT Urban Hamilton Official Plan Amendment No. __

The following text, together with Volume 2, Map B.5.5-1 – Land Use Plan, Volume 2, Map B.5.5-2 – Natural Heritage System and Volume 2, Map B.5.5-3 – Transportation Network, attached hereto, constitutes Official Plan Amendment No. __ to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to establish a policy framework for the White Church Secondary Plan area.

2.0 Location:

The lands affected by this Amendment are currently shown as “Urban Expansion Area – Neighbourhoods” and “Urban Expansion Area – Employment Areas” on all Schedules of the Urban Hamilton Official Plan.

3.0 Basis:

The basis for permitting this Amendment is:

- To implement the Ministry of Municipal Affairs and Housing approval of Official Plan Amendment No. 167 by establishing a secondary planning policy framework for the White Church Urban Expansion Area added to the urban boundary.

4.0 Actual Changes:

4.1 Volume 2, Chapter B-5

Text

4.1.1 Chapter B-5 – White Church Secondary Plan

- a) That Volume 2: Chapter B-5 – Glanbrook Secondary Plans be amended by adding the following as Section 5.5:

5.5 White Church Secondary Plan

The White Church Secondary Plan establishes land uses and development standards to guide the development and/or redevelopment of lands located in the White Church Secondary Plan area. Section B.5.5, Map B.5.5-1 – Land Use Plan, Map B.5.5-2 – Natural Heritage Plan and Map B.5.5-3 – Transportation Network constitute the White Church Secondary Plan.

5.5.1 Goal

White Church is envisioned as an area that will strive to be a safe, sustainable and complete community with neighbourhoods linked by transportation corridors and well connected to community facilities, parks, commercial uses and transit options. The White Church community will accommodate people of all ages within a variety of housing choices that will be supported by excellent schools, parks and trail systems. The White Church community will represent a vibrant

Hamilton community which is reinforced by strong urban design, connectivity, and a focus on sustainability.

5.5.2 Objectives

5.5.2.1 The following objectives shall be considered for all future development and redevelopment of the White Church Secondary Plan area:

- a) Plan for climate change mitigation and adaptation, and reduce greenhouse gas emissions;
- b) Encourage a compatible mix of uses in neighbourhoods, including a range of housing types and affordability, that provide opportunities to live, work, learn, shop and play, promoting a healthy, safe and complete community;
- c) Concentrate new development and infrastructure within existing built-up areas and within the urban boundary through intensification and adaptive re-use;
- d) Protect rural areas for a viable rural economy, agricultural resources, environmentally sensitive recreation and the enjoyment of the rural landscape;
- e) Design neighbourhoods to improve access to community life for all, regardless of age, ethnicity, race, gender, ability, income and spirituality;
- f) Retain and intensify existing employment land, attract jobs in Hamilton's strength areas and targeted new sectors, and support access to education and training for all residents;
- g) Expand transportation options through the development of complete streets that encourage travel by foot, bike and transit, and enhance efficient inter-regional transportation connections;
- h) Maximize the use of existing buildings, infrastructure, and vacant or abandoned land;
- i) Protect ecological systems and the natural environment, reduce waste, improve air, land and water quality, and encourage the use of green infrastructure; and,
- j) Maintain and create attractive public and private spaces and respect the unique character of existing buildings, neighbourhoods and communities, protect cultural heritage resources, and support arts and culture as an important part of community identity.

5.5.3 General Policies

5.5.3.1 The Whitechurch Secondary Plan has been developed to guide development within the Secondary Plan area. The following policies address land uses and other matters common to all parts of the Whitechurch Secondary Plan area:

- a) Map B.5.5-1 Whitechurch Secondary Plan – Land Use Plan, identifies the land use designations applicable to the Whitechurch Secondary Plan area.

- b) For the purposes of this Secondary Plan, development shall also include redevelopment.
- c) Development within the Whitechurch Secondary Plan area shall provide a mix of housing opportunities in terms of built form, style and tenure that are suitable for residents of different age groups, income levels and household sizes.
- d) When reviewing an application for development within the Whitechurch Secondary Plan area, the following matters shall be evaluated:
 - i. Compatibility with adjacent land uses including matters such as shadowing, grading, overlook, noise, lighting, traffic and other nuisance effects;
 - ii. Transition in height and density to adjacent and existing residential development;
 - iii. The relationship of the proposed lot(s) with adjacent and existing lot pattern and configuration; and,
 - iv. The policies in Section 5.5.12 – Infrastructure and all other applicable policies of this Secondary Plan.

5.5.4 Natural Heritage Policies

5.5.4.1 In addition to Section 2.0 – Natural Heritage System of Volume 1, the following policies shall apply to the Whitechurch Secondary Plan area:

- a) Wherever possible, development within the Whitechurch Secondary Plan area shall promote a healthy Natural Heritage System by restoring, enhancing, and linking habitat/Core Areas, vegetation protection zones, linkages, and restoration areas;
- b) All development within the Whitechurch Secondary Plan area shall comply with the Endangered Species Act, 2007 or its successor legislation; and,

5.5.4.2 The boundaries of Core Areas and Linkages, shown on Map B.5.5-2 – Natural Heritage System, are general in nature. Minor refinements to such boundaries may occur through Environmental Impact Statements, watershed studies or other appropriate studies accepted by the City without an amendment to this Plan. Major changes to boundaries, the removal or addition of Core Areas and Linkages identified on Schedule B - Natural Heritage System and Schedules B-1-8 – Detailed Natural Heritage Features require an amendment to this Plan.

5.5.4.3 The multi-purpose trail shown on Map B.5.5-3 – Transportation Network shall be subject to the following:

- a) An Environmental Impact Statement shall be completed by the Applicant, which will determine the exact location, design, and construction material requirements for the multi-use trail; and,
- b) The Multi-purpose trail shall be designed in accordance with the Whitechurch Secondary Plan Urban Design Guidelines.

5.5.5 Residential Designations

- 5.5.5.1 The policies found under Volume 1, Section E.2.7 – Neighbourhoods and E.3.0 – Neighbourhoods Designation shall apply to all lands identified as ‘Neighbourhoods’ on Map B.5.5-1 – Land Use Plan.
- 5.5.5.2 The policies found under Volume 1, Section E.3.7 – Residential Greenfield Design shall apply to all new development within the Whitechurch Secondary Plan area.
- 5.5.5.3 The Whitechurch Secondary Plan area shall be planned to achieve a minimum density of 70 persons and jobs per hectare.
- 5.5.5.4 Three categories of residential land use are described in Volume 1, Sections 3.4, 3.5 and 3.6 but are not designated on Map B.5.5-1 – Land Use Plan. The residential categories outlined in these sections provide general location, scale, and design directions which should be utilized when developing the Whitechurch Secondary Plan lands designated as ‘Neighbourhoods’ on Map B.5.5-1 – Land Use Plan. These categories may also be applied in the redevelopment of larger sites designated ‘Neighbourhoods’.
- 5.5.5.5 Lower density residential uses and building forms shall generally be located in the interiors of neighbourhood areas with higher density dwelling forms and supporting uses located on the periphery of neighbourhoods on or in close proximity to collector roads as well as major or minor arterial roads.
- 5.5.5.6 When considering an application for a residential intensification development within the Neighbourhoods designation, the following matters shall be evaluated using the criteria listed in Volume 1, Policy B.2.4.1.4.

5.5.6 Commercial Designations

- 5.5.6.1 Sections E.4.2 – Commercial and Mixed Use Designations General Policies and E.4.6 – Mixed Use – Medium Density Designation of Volume 1 shall apply to the lands designated Commercial on Map B.5.5-1 – Whitechurch Secondary Plan – Land Use Plan.
- 5.5.6.2 The completion of a Commercial Land Needs Assessment for the Whitechurch Secondary Plan area must occur prior to the development of the lands designated as ‘Mixed Use – Medium Density’ on Map B.5.5-1 – Whitechurch Secondary Plan – Land Use Plan to establish:
- a) The minimum rate of commercial space required to accommodate the needs of the Whitechurch Secondary Plan area; and,
 - b) The type, location and phasing of commercial development to occur within the Whitechurch Secondary Plan area to meet anticipated demand of the community.

5.5.7 Institutional Designations

- 5.5.7.1 In addition to Sections B.3.5 – Community Facilities/Services Policies, E.3.10 – Community Facilities/Services and E.6.0 – Institutional Designation of Volume 1, the following policies shall apply to the lands designated Institutional on Map B.5.5-1 – Whitechurch Secondary Plan – Land Use Plan, which are intended to be developed as elementary schools:

- a) The City shall encourage institutional and community facility/service uses in the White Church Secondary Plan area, of a size and scale to service the local community and surrounding rural area.
- b) All schools shall be located adjacent to Parks where feasible, to provide opportunities to share facilities.
- c) Should the relevant school board(s) not require all designated elementary school sites these surplus lands may be developed in accordance with the Residential designation policies outlined in Section 5.5.5 of the Whitechurch Secondary Plan, and/or other new institutional uses, without amendment to this Plan provided:
 - i. the proposed uses are compatible with the surrounding area;
 - ii. all elementary school board(s) have provided written confirmation to the City that the lands are not required for school purposes; and,
 - iii. the change is supported by a Council Resolution.

5.5.8 Parks and Open Space Designations

5.5.8.1 The policies found under Sections B.3.5.3 – Parkland Policies and C.3.3 – Open Space Designation of Volume 1 shall apply to all Parks and Open Space designations within the White Church Secondary Plan.

5.5.9 Transportation Policies

5.5.9.1 In addition to Section C.4.0 - Integrated Transportation Network of Volume 1, the following general policies shall apply to the transportation network in White Church Secondary Plan area to encourage the development of an efficient, practical and safe system of internal roads and other corridors to accommodate the movement of people in private vehicles, public transit, and by active transportation:

- a) All new roads within the White Church Secondary Plan area shall be designed and constructed in accordance with Section C.4.5 – Road Network of Volume 1. The City may consider alternative development standards where, in the opinion of the City, they are appropriate and do not compromise public safety or the efficiency of the transportation network.
- b) All lands required for new internal public roads, right-of-way dedications for existing public roads and/or day-lighting triangles, shall be dedicated free of charge and free of all encumbrances at the time of development or redevelopment to the satisfaction of the City in accordance with Policy C.4.5.2 – Functional Classification and C.4.5.6 – Right-of-Way Dedication of Volume 1.
- c) The costs related to the design and construction of all new public roads and the appropriate upgrading of the adjacent existing public roads required as result of development of Binbrook Village shall be at the expense of the developers. The details regarding these works and costs shall be established in the subdivision agreements and/or development, maintenance and use (site plan) agreements to be approved by the City and executed by the City and the developers.
- d) In some areas, and for some development, such as single detached dwellings fronting on collector or arterial roads and street townhouses, access to development serviced

by rear lanes may be appropriate and contribute to an improved streetscape and urban character.

5.5.10 Cultural Heritage Policies

5.5.10.1 The policies found under Sections B.3.4 – Cultural Heritage Resources Policies of Volume 1 shall apply to all cultural heritage resources within the Whitechurch Secondary Plan.

5.5.11 Noise and Other Airport Impacts

5.5.11.1 White Church Secondary Plan area is in the vicinity of John C. Munro International Airport, Highway 6, and the Airport Employment Growth District. In recognition that the Whitechurch Secondary Plan is comprised predominantly of sensitive land uses and to ensure the operations of John C. Munro International Airport, Highway 6, and the Airport Employment Growth District are not compromised:

- a) Sections B.3.6.3 – Noise, Vibration and Other Emissions and C.4.8 – Airport of Volume 1, shall apply to the Mount Hope Secondary Plan area;
- b) all new development and redevelopment shall conform to all relevant legislation, policies, standards and guidelines;
- c) future residents of residential development shall be advised of the potential for noise nuisance through appropriate warning clauses included in lease or rental agreements, agreements of purchase and sale, and within required development agreements; and,
- 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.5.5-1 – White Church Secondary Plan – Land Use Plan, the provisions of Table C.4.8.1, Subsection 3) shall apply.
- e) Notwithstanding Policy C.4.8.8, Table C.4.8.1, Subsection 2) of Volume 1 and Policy 5.5.11.1.d) above, the Whitechurch Secondary Plan shall be developed in accordance with the current Noise policies established by the Provincial Policy Statement.

5.5.12 Infrastructure

5.5.12.1 Existing development on private services in the White Church Secondary Plan area is encouraged to connect to municipal services when they become available.

5.5.12.2 From time to time, consideration may be given to subsequent agreements between the City and the private sector with respect to the financing of the expansion of the municipal trunk sanitary sewerage and water facilities required to service the development of the White Church Secondary Plan area.

5.5.12.3 Wiring for electrical power distribution, telephones, cable television and other energy distribution systems shall be located underground.

5.5.12.4 The White Church Secondary Plan area is characterized by a varying topography which requires specific grading and detailed servicing provisions to adequately service the future development area so development proceeds in a coordinated and comprehensive

manner. Completion of a Master Servicing Strategy shall be required for the White Church Secondary Plan areas identified on Map B.5.5-1 – White Church Secondary Plan – Land Use Plan.

5.5.12.5

The following servicing policies shall apply to White Church Secondary Plan area:

- a) The City of Hamilton shall prepare a Terms of Reference for a Master Servicing Strategy in consultation with the Conservation Authority;
- b) All development within the lands within the Whitechurch Secondary Plan area shall conform to the Master Servicing Strategy;
- c) The Whitechurch Secondary Plan Sub-Watershed Studies shall form the basis of the Master Servicing Strategy;
- d) Where a Master Servicing Strategy is prepared by a developer(s), the Strategy shall demonstrate consultation and general landowner support for lands within the subject Whitechurch Secondary Plan area, and be completed to the satisfaction of the City in consultation with the Conservation Authority;
- e) A condition shall be inserted into any draft plan approval and subdivision agreement (or other development approval) with the Municipality precluding the release by the Municipality of its subdivision plan (or any phase thereof) for registration, or any other Development Event in respect of its lands, unless an acknowledgement is first given to the Municipality by the Whitechurch Landowners Group Inc. that the applicant is a party in good standing with respect to its participation in the Master Servicing Strategy and a future cost sharing agreement for the necessary infrastructure to accommodate development.

5.5.13

Requirement for Supporting Materials

5.5.13.1

Prior to the approval of any future development within the White Church Secondary Plan area, the following supporting studies must be completed, appropriately considered and applied in the design of any development proposal and approved by the City of Hamilton:

- a) Survey Plan;
- b) Concept Plan;
- c) Draft Official Plan Amendment and By-laws (as necessary);
- d) Commercial Needs and Impact Assessment;
- e) Urban Design Report;
- f) Architectural Urban Design Guidelines;
- g) Stage 1 Archaeological Assessment;
- h) Cultural Heritage Impact Assessment;
- i) Sub-watershed Study inclusive of;
 - i. Environmental Impact Statement
 - ii. Linkage Assessment
 - iii. General Vegetation Inventory
 - iv. Tree Protection Plan
- j) Hydrogeological Study;
- k) Geotechnical Study;

- l) Financial Impact Analysis;
- m) Recreation Needs Assessment;
- n) School Accommodation Issues Assessment;
- o) School and City Recreation Facility and Outdoor Recreation/Parks Issues Assessment;
- p) Agricultural Impact Assessment inclusive of;
 - i. Minimum Distance Separation Calculation
- q) Noise Impact Study;
- r) Transportation Master Plan inclusive of;
 - i. Cycling Route Analysis
 - ii. Pedestrian Route and Sidewalk Analysis
 - iii. Transit Assessment
- s) Public Consultation Summary and Comment Response;
- t) Housing Report;
- u) Planning Justification Report;
- v) Wastewater and Water Servicing Master Plan; and,
- w) Energy and Environmental Assessment Report.

Maps

4.1.2 White Church Secondary Plan Schedules

- a. That Volume 2: Map B.5.5-1 – Land Use Plan be added to the UHOP Secondary Plan Mapping by, as shown on Map B.5.5-1, attached to this Amendment.
- b. That Volume 2: Map B.5.5-2 – Natural Heritage System be added to the UHOP Secondary Plan Mapping by, as shown on Map B.5.5-2 attached to this Amendment.
- c. That Volume 2: Map B.5.5-3 – Transportation Network be added to the UHOP Secondary Plan Mapping by, as shown on Map B.5.5-3, attached to this Amendment.

5.0 Implementation:

The effect of the policy framework established by this amendment will be implemented through the Secondary Planning processes undertaken for the White Church Urban Expansion Area.

This Official Plan Amendment is Schedule “1” to By-Law No. _____, passed on the ____ day of _____, 2023.

A. Horwath
Mayor

A. Holland
Clerk



Legend

- Residential Designations**
- Neighbourhoods
- Parks and Open Space Designations**
- Open Space
- Other Designations**
- Institutional
- Mixed Use - Medium Density
- NP** Neighbourhood Park
- CP** Community Park
- NOS** Natural Open Space
- ES** Elementary School
- SES** Separate Elementary School
- Utility
- Pipeline / Recreational Trail
- SWM** Storm Water Management
- Other Features**
- Secondary Plan Boundary

Urban Hamilton Official Plan
White Church
Secondary Plan
 Map B.5.5-1 - Land Use Plan



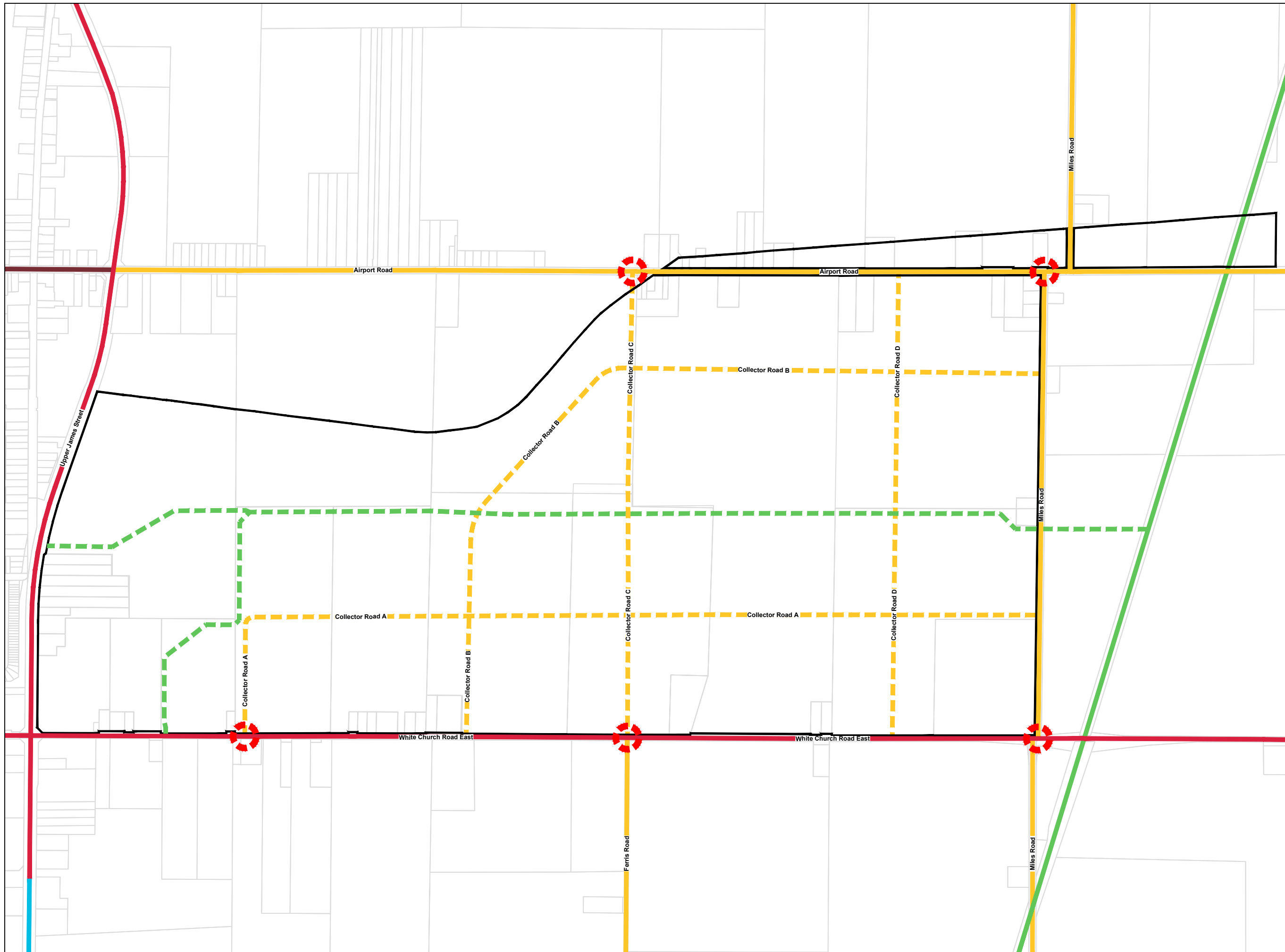


- Legend**
- Core Areas
 - Linkages
 - Lands in the Rural Area
 - Secondary Plan Boundary

**Urban Hamilton Official Plan
White Church
Secondary Plan**
Map B.5.5-2 - Natural Heritage System

Not to Scale
Date: November 2023





Legend

- Major Arterial
- Minor Arterial
- Collector
- Provincial Highway

Proposed Roads

- Collector
- Potential Roundabout Location

Other Features

- Existing Multi-use Trail
- Proposed Multi-use Trail
- Secondary Plan Boundary

Notes:

1. All proposed collector road will have bike lanes.
2. Potential for turning lanes, modern roundabouts or traffic signal at Arterial/Collector Road intersection.

**Urban Hamilton Official Plan
White Church
Secondary Plan**
Map B.5.5-3 - Transportation Network