

DRAFT Hamilton Official Plan Amendment No. X

The following text, together with Appendix “X” – Schedule D – Land Use Designations, attached hereto, constitutes Official Plan Amendment No. “X” to the Rural Hamilton Official Plan.

1.0 Purpose and Effect

The purpose and effect of this Amendment is to amend the City of Hamilton Rural Official Plan by revising designation a portion of 159 and 163 Sulphur Springs Road and redesignating a portion of the Subject Site from “Open Space” and “Rural” to “Neighbourhoods – Low Density Residential”, and “Open Space” to permit the development of 14 single-detached dwellings and 61 block townhouse dwellings.

2.0 Location

The lands affected by this amendment are known municipally as 159 and 163 Sulphur Springs Road, in the former Town of Ancaster

3.0 Basis

The basis permitting this Amendment is:

- The proposed development supports the policies of the Urban Hamilton Official Plan, and Rural Hamilton Official Plan, as it contributes to a range of housing forms, the efficient use of land, and environmental stewardship and protection.
- The proposed development implements the Residential Intensification policies of the Urban and Rural Hamilton Official Plan and represents good planning by providing housing while respecting the natural environment.
- The Amendment is consistent with the Provincial Planning Statement, 2024 and conforms to the Niagara Escarpment Plan, 2017.

4.0 Actual Changes

4.1 Hamilton Urban Official Plan

4.1.1 Map

a) That all Schedules listed below be amended to Expand the City's Urban Boundary to include a portion of the side as shown on Appendix "B", attached to this Amendment:

a. Urban Hamilton Official Plan

- i) Schedule A – Provincial Plans
- ii) Schedule B – Natural Heritage System
- iii) Schedule B-1 - Detailed Natural Heritage Features Key Natural Heritage Feature Life Science ANSI
- iv) Schedule B-2 - Detailed Natural Heritage Features Key Natural Heritage Feature Significant Woodlands
- v) Schedule B-4 - Detailed Natural Heritage Features Key Natural Heritage and Key Hydrologic Feature Wetlands
- vi) Schedule B-5 - Detailed Natural Heritage Features Key Hydrologic Feature Lakes and Littoral Zones
- vii) Schedule B-6 - Detailed Natural Heritage Features Local Natural Area Environmentally Significant Areas
- viii) Schedule B-7 - Detailed Natural Heritage Features Local Natural Area Earth Science ANSI
- ix) Schedule B-8 - Detailed Natural Heritage Features Key Hydrologic Feature Streams
- x) Schedule C - Functional Road Classification
- xi) Schedule E – Urban Structure
- xii) Schedule E-1 – Urban Land Use Designation
- xiii) Schedule F - Airport Influence Area
- xiv) Schedule G – Local Housing Market Zones
- xv) Schedule H - Provincially Significant Employment Zones

b. Rural Hamilton Official Plan

- i) Schedule A - Provincial Plans
- ii) Schedule B - Natural Heritage System
- iii) Schedule B-1 - Detailed Natural Heritage Features Key Natural Heritage Feature Life Science ANSI

- iv) Schedule B-2 - Detailed Natural Heritage Features Key Natural Heritage Feature Significant Woodlands
- v) Schedule B-3 - Detailed Natural Heritage Features Key Natural Heritage Feature Alvar and Tallgrass Prairie
- vi) Schedule B-4 - Detailed Natural Heritage Features Key Natural Heritage Feature and Key Hydrologic Feature Wetlands
- vii) Schedule B-5 - Detailed Natural Heritage Features Key Hydrologic Feature Lakes and Littoral Zones
- viii) Schedule B-6 - Detailed Natural Heritage Features Local Natural Area Environmentally Significant Areas
- ix) Schedule B-7 - Detailed Natural Heritage Features Local Natural Area Earth Science ANSI
- x) Schedule B-8 - Detailed Natural Heritage Features Key Hydrologic Features Streams
- xi) Schedule C - Rural Functional Road Classification Schedule
- xii) Schedule D - Rural Land Use Designations
- xiii) Schedule E Urban Land Use Designations
- xiv) Schedule F Airport Influence Area
- xv) Schedule G Source Protection Vulnerable Area

b) That Schedule D – Land Use Designations be amended by:

- i) Redesignating a portion of the subject lands from “Open Space” to “Neighbourhoods”
- ii) Redesignating a portion of the subject lands from “Rural” to “Neighbourhoods”

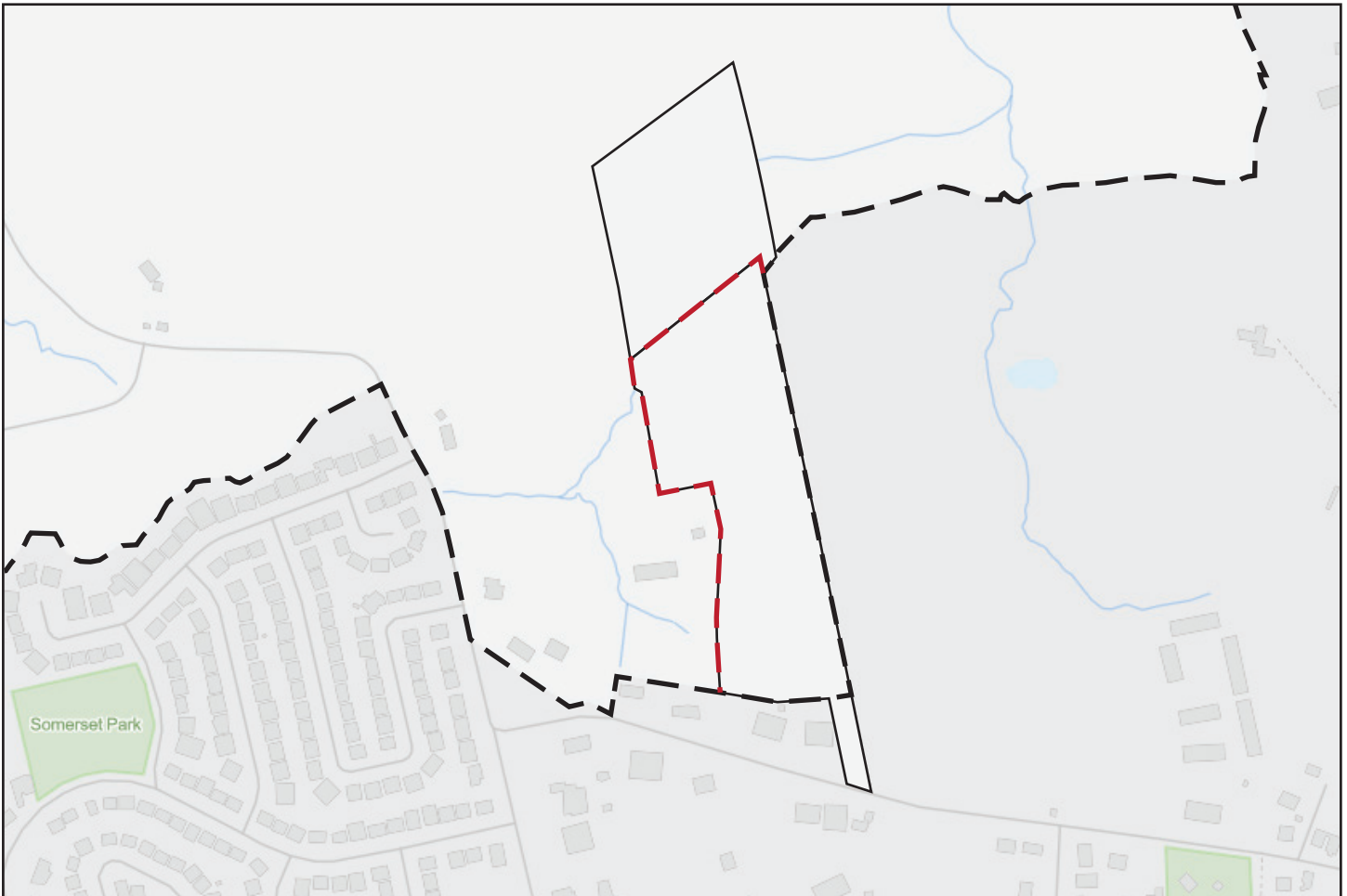
as shown on Appendix “A”, attached to this Amendment.

5.0 Implementation

An implementing Zoning By-Law Amendment and Site Plan 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 ___ day of _____, 202X.

Appendix A



This is Schedule "X" to the Urban Hamilton
Official Plan

Passed on the _____ day of _____ 2023

Mayor

Clerk


Schedule "X"


Map forming part of the Urban Boundary

Subject Property

159 and 163 Sulphur Springs Road, Ancaster (Ward 12)

 Subject Site

 Existing Urban Boundary

 New Urban Boundary Expansion

Scale:
N.T.S

File Name/Number

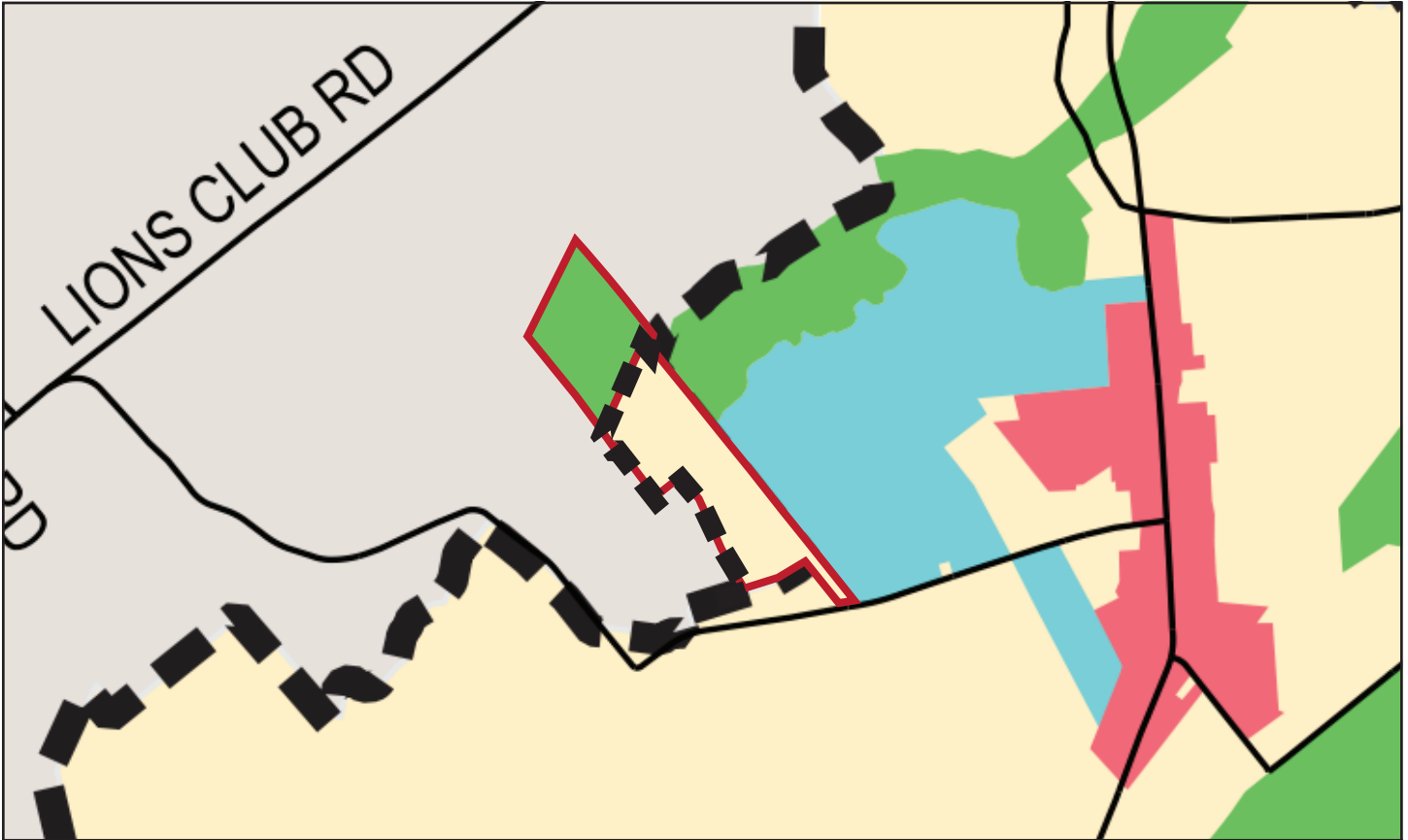


Date:

Planner/Technician

Hamilton

Appendix B



<p>This is Schedule "D" to the Urban Official Plan</p> <p>Passed on the _____ day of _____ 2025</p>	<p style="text-align: center;">_____ Mayor</p> <p style="text-align: center;">_____ Clerk</p>
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<h2>Schedule "D"</h2> <p>Map forming part of the Urban Hamilton Official Plan to Amend Schedule D</p>	<p>Subject Property</p> <p>159 and 163 Sulphur Springs Road, Ancaster (Ward 12)</p> <div style="margin-top: 10px;"> <div style="display: flex; align-items: center; margin-bottom: 5px;"> <div style="width: 20px; height: 20px; border: 1px solid red; background-color: yellow; margin-right: 5px;"></div> <p>Lands to be added as Neighbourhoods (Low-Density Residential)</p> </div> <div style="display: flex; align-items: center;"> <div style="width: 20px; height: 20px; border: 1px solid red; background-color: green; margin-right: 5px;"></div> <p>Lands to be added as Open Space</p> </div> </div>
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Scale: N.T.S	File Name/Number	 Hamilton
Date:	Planner/Technician	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		