

Authority: Item 4, Planning Committee Report 24-018 (PED24180)
CM: December 11, 2024 Ward: 10
Written approval for this by-law was given by Mayoral Decision MDE-2024 29
Dated December 11, 2024

Bill No. 225

CITY OF HAMILTON

BY-LAW NO. 24-225

To Adopt:

**Official Plan Amendment No. 208 to the
Urban Hamilton Official Plan**

Respecting:

**582 and 584 Highway No. 8
(former City of Stoney Creek)**

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

1. Amendment No. 208 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, 2024.

A. Horwath
Mayor

M. Trennum
City Clerk

Urban Hamilton Official Plan Amendment No. 208

The following text, together with Appendix “A” attached hereto, constitutes Official Plan Amendment No. 208 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to redesignate the subject lands and create a new Site Specific Policy within the Western Development Area Secondary Plan to facilitate the development of a four storey multiple dwelling with a density of 164 units per net residential hectare.

2.0 Location:

The lands affected by this Amendment are known municipally as 582 and 584 Highway No. 8, in the former City of Stoney Creek.

3.0 Basis:

The basis for permitting this Amendment is:

- The proposed development supports the policies of the Urban Hamilton Official Plan and the Western Development Area Secondary Plan, as it is a compact and efficient urban form and supports developing a complete community;
- The proposed development supports the Residential Intensification policies of the Urban Hamilton Official Plan; and,
- The Amendment is consistent with the Provincial Planning Statement, 2024.

4.0 Actual Changes:

4.1 Volume 2 – Secondary Plans

Text

4.1.1 Chapter B.7.0 – Stoney Creek Secondary Plans – Section B.7.1 – Western Development Area Secondary Plan

- a. That Volume 2: Chapter B.7.0 – Stoney Creek Secondary Plans, Section B.7.1 – Western Development Area Secondary Plan be amended by adding a new Site Specific Policy, as follows:

“Site Specific Policy – Area F

- B. 7.1.5.6 For lands identified as Site Specific Policy – Area “F” on Map B.7.1-1 Western Development Area Secondary Plan – Land Use Plan, designated Medium Density Residential 3, and known as 582 and 584 Highway No. 8, the following policies shall also apply:
- a) Notwithstanding Policy B.7.1.1.4 a), the permitted uses shall be predominantly apartment dwellings in buildings not exceeding a height of four stories; and,
 - b) Notwithstanding Policy B.7.1.1.4 b), the density shall range from 50 to 164 units per net residential hectare.”

Maps and Appendices

4.1.2 Map

- a. That Volume 2: Map B.7.1-1 – Western Development Area Secondary Plan – Land Use Plan be amended by:
- i) redesignating lands from “Low Density Residential 3c” to “Medium Density Residential 3”; and,
 - ii) identifying the subject lands as Site Specific Policy – Area “F”,
- 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. 24-225 passed on the 11th day of December, 2024.

**The
City of Hamilton**

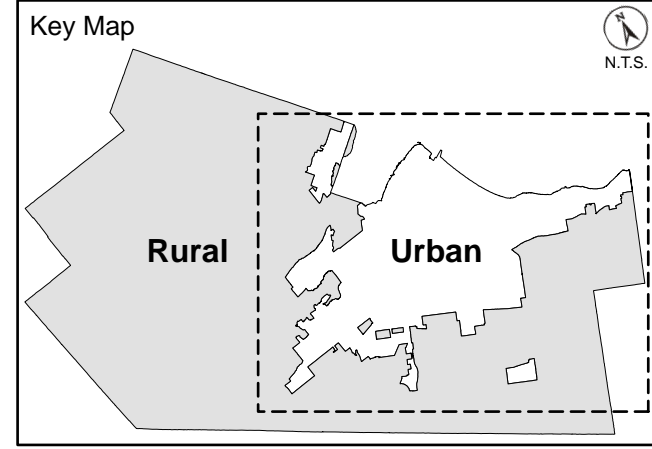
A. Horwath
Mayor

M. Trennum
City Clerk

Appendix A
Amendment No.223
to the Urban Hamilton Official Plan

- Lands to be identified as "Core Areas"
- Remove "Key Hydrologic Feature Stream" (9555 Airport Road West, Glanbrook)

Date: December 5, 2024
Revised By: JVR/AL
Reference File No.: OPA-U-223(G)




Note: For Rural Detailed Natural Heritage Features refer to Schedule B of the Rural Hamilton Official Plan.



- Legend**
- Core Areas
 - Area Specific Policy USC-1 and USC-2 in Volume 3
 - Linkages
 - Parks & General Open Space (Excluding Parkettes)
 - Key Hydrologic Feature Streams
- Other Features**
- Rural Area
 - John C. Munro Hamilton International Airport
 - Niagara Escarpment
 - Urban Boundary
 - Municipal Boundary

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

**Urban Hamilton Official Plan
Schedule B
Natural Heritage System**




N.T.S.

Date: June 2024

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

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Hamilton