

**Authority:** Item 6, Planning Committee  
Report: 18-005 (PED18064)  
CM: April 11, 2018  
Ward: 2, 3, 4, 5

**Bill No. 091**

**CITY OF HAMILTON**

**BY-LAW NO. 18-091**

**To Adopt:**

**Official Plan Amendment No. 101 to the  
Urban Hamilton Official Plan**

Respecting:

**Lands Located on Piers 11 to 15 inclusive, Piers 22 to 27 inclusive, a Portion of  
the Canal Reserve Lands, and lands located at the northeast corner of Victoria  
Avenue North and Ferrie Street East**

**(former City of Hamilton)**

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

1. Amendment No. 101 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

**PASSED** this 11<sup>th</sup> day of April, 2018.

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F. Eisenberger  
Mayor

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J. Pilon  
Acting City Clerk

## Urban Hamilton Official Plan Amendment No. 101

The following text, together with Appendix “A” – Volume 3: Map 2 - Urban Site Specific Key Map, constitutes Official Plan Amendment No. 101 to the Urban Hamilton Official Plan.

### 1.0 Purpose and Effect:

The purpose and effect of this Amendment is to amend an existing policy in Volume 1 and to add a new site specific policy to Volume 3 to ensure the new Shipping & Navigation and Industrial Zones comply with the Urban Hamilton Official Plan.

### 2.0 Location:

The lands affected by this Amendment are located along Hamilton Harbour, in the former City of Hamilton.

### 3.0 Basis:

The basis for permitting this Amendment is:

- To allow for consistency between the policies of the Urban Hamilton Official Plan and the regulations proposed in the Shipping and Navigation Industrial Zones, which is consistent with the Provincial Policy Statement, 2014 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2017.
- To implement Council’s direction to add Commercial Recreation and Commercial School for properties located at Nos.440 Victoria Avenue North, 3 - 28 Studebaker Place, 341, 345, 349 Ferrie Street East, and lands on the north side of Mars Avenue in the area of Cheever Street.

4.0 Actual Changes:

4.1 Volume 1 – (Parent Plan)

*Text*

4.1.1 Chapter E – Urban Systems and Designations

a. That Section E.5.6 – Employment Area – Shipping and Navigation Designation, Policy E.5.6.1 be amended by:

i) deleting the phrase “so long as they are owned by the Hamilton Port Authority, on” in between the words “Authority,” and the word “Piers”; and,

ii) adding the word “specifically” before the words “on Piers 10”,

so the policy reads, as follows:

“E.5.6.1 The following uses shall be permitted on lands owned by the Hamilton Port Authority, specifically on Piers 10 to 15 inclusive, Piers 22 to 27 inclusive, and the canal reserve lands south of the Burlington Ship Canal, excluding Windemere Basin Special Policy Area, designated “Employment Area – Shipping and Navigation” on Volume 1, Schedule E-1 – Urban Land use Designations:

a) uses such as the movement, management, safety and convenience of ships; uses involved in the carriage of goods or passengers to other modes of transportation;

b) related storage and processing;

c) vessel and barge docks;

d) industry and commerce ancillary or necessary to the port;

e) recreational boat facilities;

f) ancillary uses including retail and restaurant; and,

g) the provision of services such as security, employment, immigration, labour, administration, technical, food, fuel and maintenance.”

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

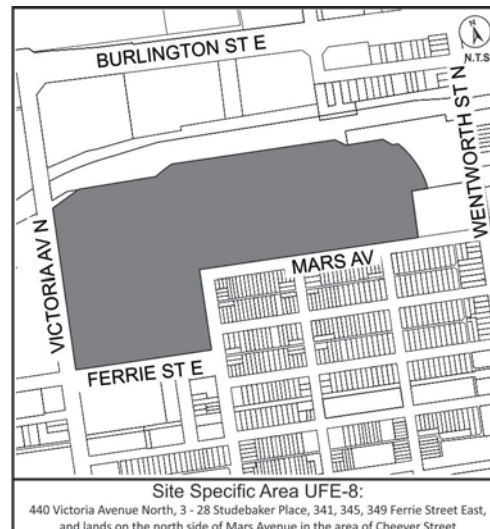
##### Text

##### 4.2.1 Chapter C – Urban Site Specific Policies

a. That Volume 3: Chapter C – Urban Site Specific Policies be amended by adding a new policy, as follows:

**“UHE-8 – Lands located at Nos. 440 Victoria Avenue North, 3 - 28 Studebaker Place, 341, 345, 349 Ferrie Street East, and lands on the north side of Mars Avenue in the area of Cheever Street**

1.0 In addition to Section E.5.3 – Employment Area – Industrial Land Designation of Volume 1, on the lands located at Nos. 440 Victoria Avenue North, 3 - 28 Studebaker Place, and 341, 345, and 349 Ferrie Street East, and lands on the north side of Mars Avenue in the area of Cheever Street, designated “Industrial Land” on Schedule E-1 of Volume 1, and identified as Site Specific Policy Area UHE-8, the following policy shall apply:



a) In addition to Section E.5.3.2, the following uses shall also be permitted:

- i) Commercial Recreation; and,
- ii) Commercial School.”

**Maps**

4.2.2 Volume 3 Map 2 – Urban Site Specifics Key Map

- a. That Volume 3: Map 2 – Urban Site Specific Key Map be amended by identifying the subject lands as UHE-8, as shown on Appendix “A” to this Amendment.

**5.0 Implementation:**

An implementing Zoning By-Law Amendment and Special Exception to Nos. 440 Victoria Avenue North, 3 - 28 Studebaker Place, 341, 345, 349 Ferrie Street East, and lands on the north side of Mars Avenue in the area of Cheever Street will give effect to the intended uses on the subject lands.


This Official Plan Amendment is Schedule “1” to By-law No. 18-091 passed on the 11<sup>th</sup> of April, 2018.

**The  
City of Hamilton**

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F. Eisenberger  
MAYOR

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J. Pilon  
ACTING CITY CLERK

Appendix A  
 APPROVED Amendment No. 101  
 to the Urban Hamilton Official Plan

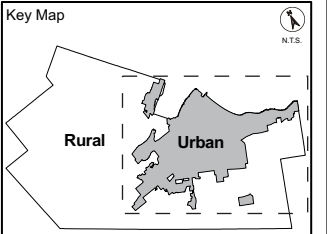
 Lands to be identified as  
 Site Specific Area "UHE-8"

(440 Victoria Avenue North,  
 3, 4, 7, 8, 11, 12, 15, 16, 19, 20, 23, 24, 27 and 28 Studebaker Place  
 and 341, 345 and 349 Ferrie Street East, Hamilton)

Date:  
 April 11, 2018

Revised By:  
 TL/NB

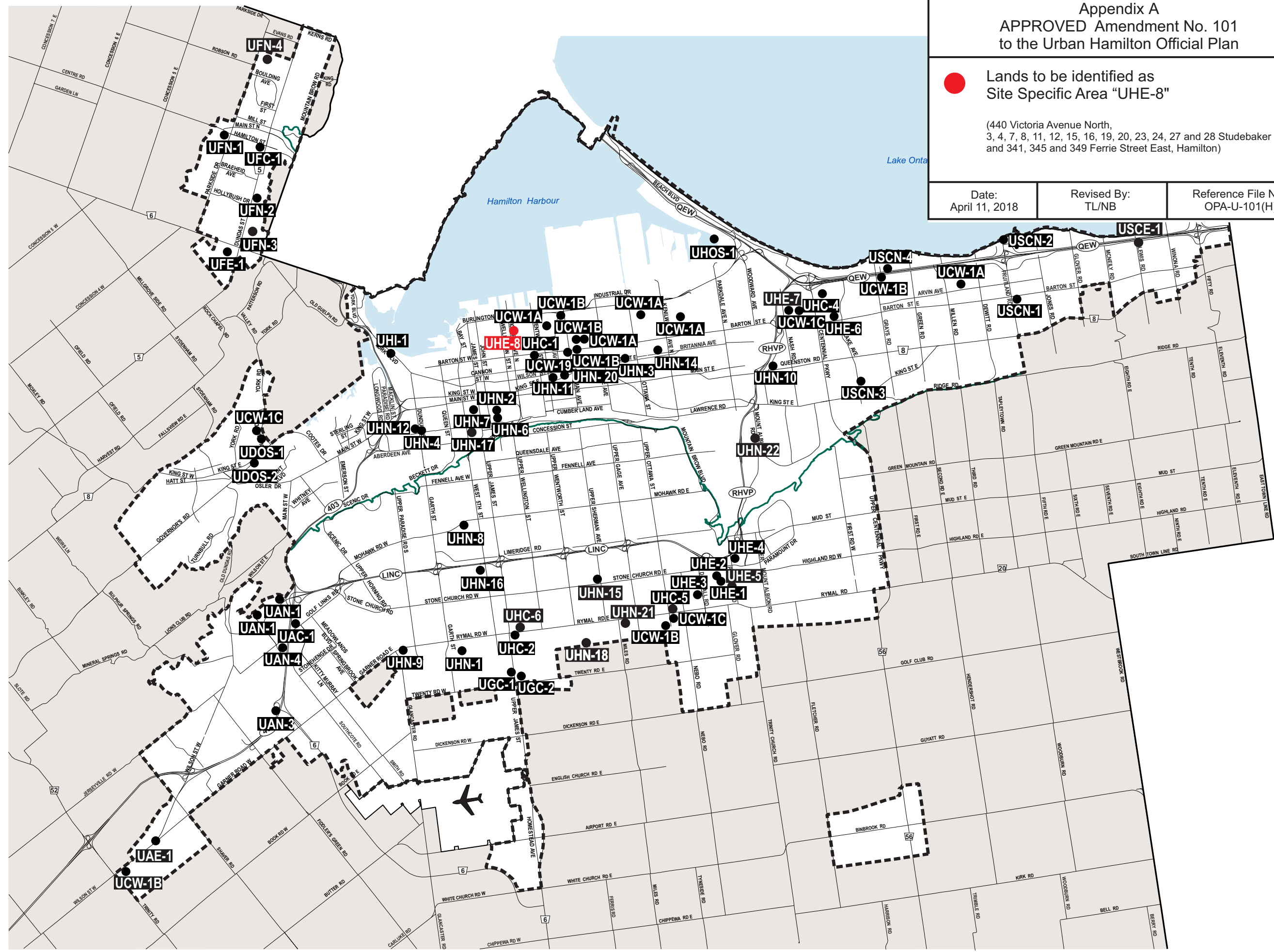
Reference File No.:  
 OPA-U-101(H)



**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**

