

Authority: Item 7.8
CM: April 23, 2014

Bill No. 096

CITY OF HAMILTON

BY-LAW NO. 14-096

To Adopt:

**Official Plan Amendment No. 7 to the
Rural Hamilton Official Plan**


Respecting:

**58 12th Concession Road East
(former Town of Flamborough)**

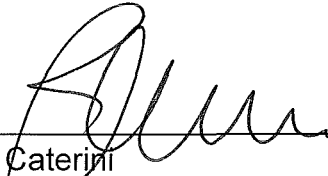
NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. Amendment No. 7 to the Rural Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this By-law, is hereby adopted.

PASSED this 23rd day of April, 2014.



R. Bratina
Mayor



R. Caterini
City Clerk

**Rural Hamilton Official Plan
Amendment No. 7**

The following text, together with:

Appendix "A" – Rural Land Use Designations – Volume 3: Schedule D,
Appendix "B" – Site Specific Key Map – Volume 3: Appendix A,

attached hereto, constitutes Official Plan Amendment No. 7 to the Rural Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to create a new site specific policy to enable the relocation of a seasonal trailer park consisting of 100 units and ancillary uses to allow for the redistribution of units for an existing mobile home park.

2.0 Location:

The lands affected by this Amendment referred to as the "South Lands" are located at 58 12th Concession Road East, fronting partially on the south side of 12th Concession Road East, in the former Town of Flamborough. The lands on the north side of the 12th Concession, the "North Lands", located at 57 12th Concession Road East, are part of the same 80 ha parcel and contain an existing trailer park called "Fernbrook Resort", which is occupied by 150 mobile homes and 100 seasonal trailer sites. The use has existed on the property since 1969.

3.0 Basis:

The proposed change in designation can be supported for the following reasons:

1. The proposal would conform to the criteria provided in Policy D.4.1.1 of the Rural Hamilton Official Plan with respect to the following:
 - it would not adversely impact surrounding agricultural uses or existing farm operations (Policy 4.1.1.b);
 - it would not have a negative impact on existing wells within the nearby Rural Settlement Area of Freelon (Policy 4.1.1.c); and,
 - it would be compatible with surrounding land uses (i.e. conservation lands, agriculture and adjacent open space uses) and the rural landscape (Policy 4.1.1.d).
2. The proposal would not impact Key Natural Heritage Features, and would maintain a 30 m Vegetation Protection Zone.

3. The proposal would contribute to reduced flood-risk on the North Lands by removing the seasonal trailer sites. The changes would allow for improved ingress and egress during the 100 Year and Regional Storm events.
4. The proposal would allow for required upgrades to the private servicing system serving the Fernbrook Resort, as well as facilitating infrastructure improvements to the mobile home park. This will contribute to the improved safety of residents and the future sustainability of the resort as a residential community and seasonal campground.

4.0 Changes:

4.1 Volume 3 – Special Policy and Site Specific Areas

4.1.1 Chapter B – Rural Site Specific Areas

Text Changes

- a. That Volume 3 – Special Policy and Site Specific Areas be amended by adding a new site specific policy as follows:

R-7 Lands known municipally as 58 12th Concession Road East, former Town of Flamborough

- 1.0 Notwithstanding Section D.4.0, Rural Designation of this Plan, for the lands designated Rural, known municipally as 58 12th Concession Road East and identified as Site Specific Policy R-7, consisting of approximately 60 ha, may be used for 100 seasonal trailer sites and ancillary uses, which may include a single detached dwelling for a park manager or superintendent, a pavilion or recreation centre, utility or maintenance buildings associated with a private sewage and water distribution system and sports fields. All of the trailer sites and ancillary uses shall be located on lands which do not contain key natural heritage features.

Map Changes

4.1.2 Schedule and Appendix

- a. That Volume 1: Schedule D – Rural Land Use Designations, be amended by redesignating the subject lands from "Rural" to "Open Space", as shown on Appendix "A" to this amendment.


- b. That Volume 3: Appendix A – Site Specific Key Map, be amended by identifying the subject lands as R-7, as shown on Appendix "B" to this amendment.

5.0 Implementation:

An implementing Zoning By-Law Amendment will give effect to this amendment.

This is Schedule "1" to By-law No. 14-096 passed on the 23rd day of April, 2014.

**The
City of Hamilton**




R. Bratina
Mayor



R. Caterini
City Clerk

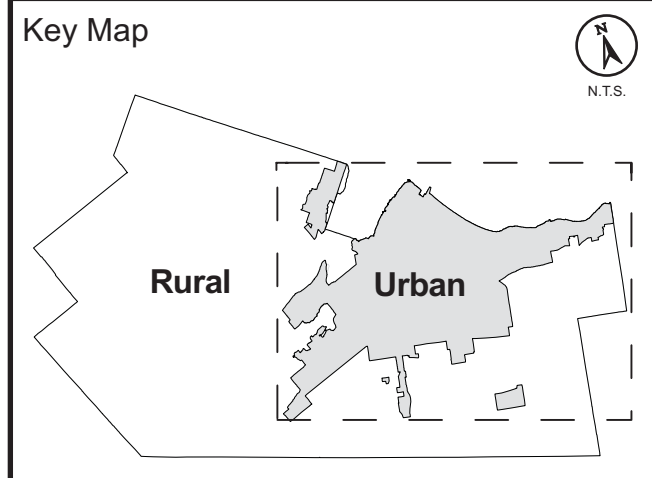
Appendix A
Amendment No. 7
to the Rural Hamilton Official Plan

 Lands to be redesignated from "Rural" to "Open Space" (58 12th Concession Road East)

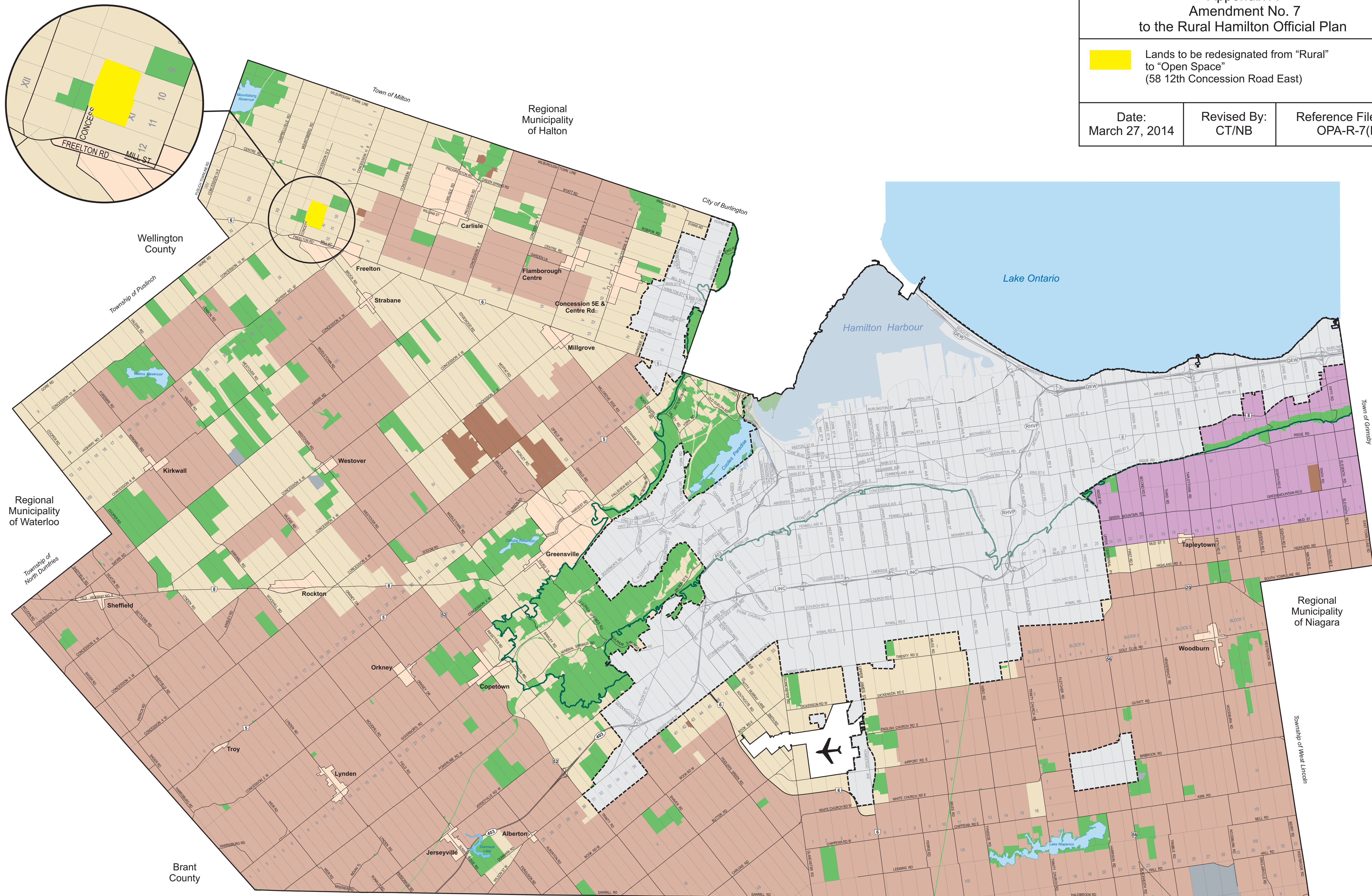
Date:
March 27, 2014

Revised By:
CT/NB








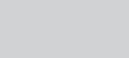




Reference File No.:
OPA-R-7(F)



Note: For Urban Land Use Designations, refer to Schedule E-1 of the Urban Hamilton Official Plan.



Legend

-  Rural Settlement Areas
- Rural Land Use Designations**
-  Agriculture
-  Specialty Crop
-  Rural
-  Mineral Aggregate Resource Extraction Areas
-  Open Space
-  Utility
- Other Features**
-  Urban Area
-  John C. Munro Hamilton International Airport
-  Niagara Escarpment
-  Urban Boundary
-  Municipal Boundary

Council Adoption: September 27, 2006
Ministerial Approval: December 24, 2008
Effective Date: March 7, 2012


**Rural Hamilton Official Plan
Schedule D
Rural Land Use Designations**

Not To Scale
Date: Jan. 20/12



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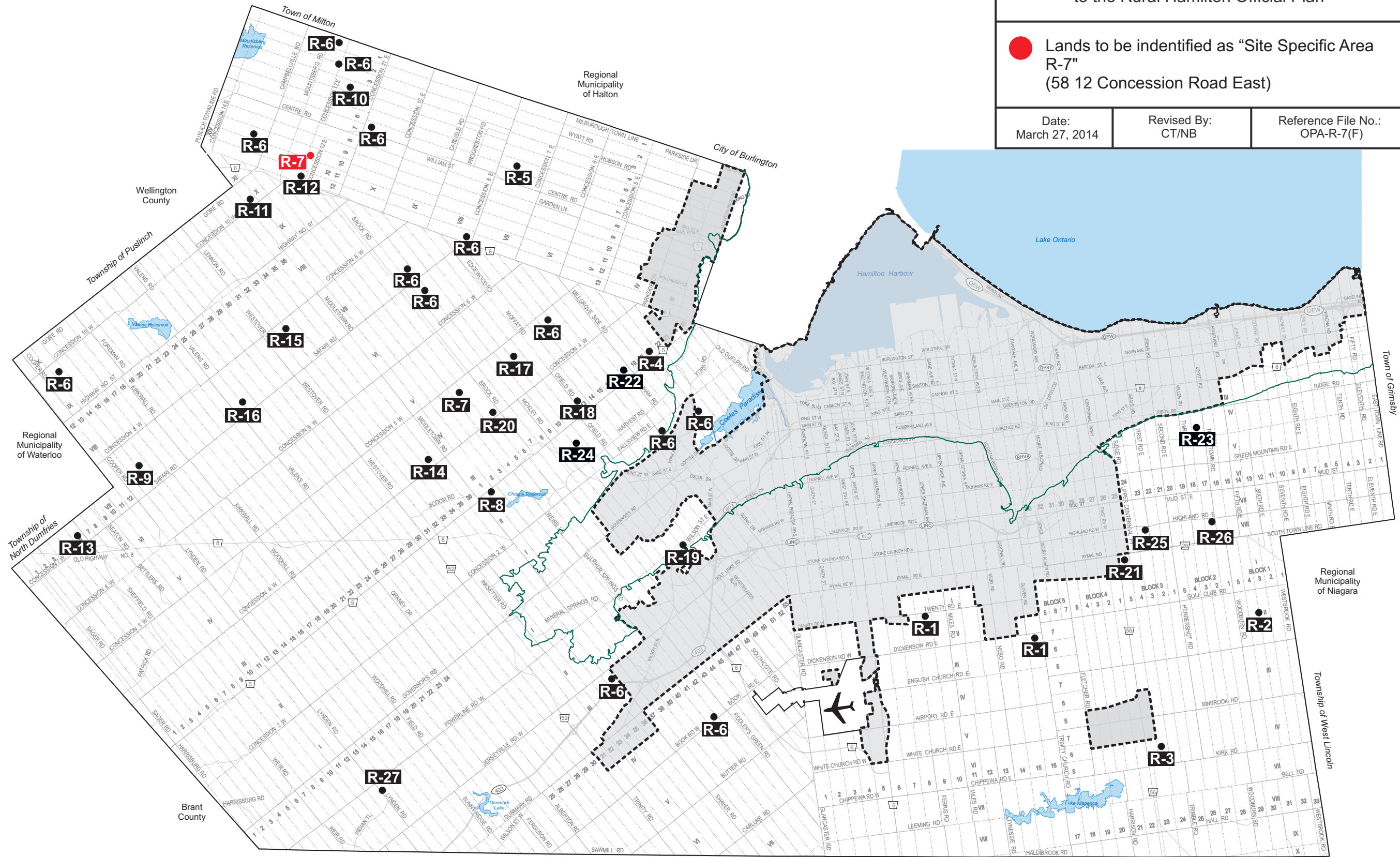
Appendix B
Amendment 7
to the Rural Hamilton Official Plan







 Lands to be identified as "Site Specific Area R-7"
(58 12 Concession Road East)

Date:
March 27, 2014

Revised By:
CT/NB

Reference File No.:
OPA-R-7(F)




- Legend**
-  Site Specific Areas (SSA)
 - R-** Refers to Rural Site Specific Area #, Volume 3, Chapter B
- Other Features**
-  Urban Area
 -  John C. Munro Hamilton International Airport
 -  Niagara Escarpment
 -  Urban Boundary
 -  Municipal Boundary

Council Adoption: September 27, 2006
Ministerial Approval: December 24, 2008
Effective Date: March 7, 2012

**Rural Hamilton Official Plan
Volume 3: Appendix A
Site Specific Key Map**

Not To Scale
Date: April 25, 2012



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Haldimand County