

**Authority:** Item 9, Planning Committee  
Report: 14-012 (PED14150)  
CM: August 15, 2014

**Bill No. 211**

**CITY OF HAMILTON**

**BY-LAW NO. 14-211**

To Adopt:

**Official Plan Amendment No. 28 to the Urban Hamilton Official Plan**

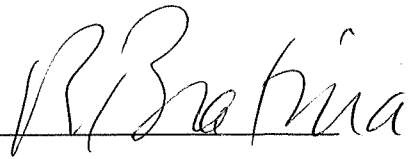
Respecting:


**Lands located to the north of Rymal Road West, east of West 5<sup>th</sup> Street, west of  
Upper James Street and south of Stone Church Road East, Hamilton**

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

1. Amendment No. 28 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

**PASSED AND ENACTED** this 15<sup>th</sup> day of August, 2014.

  
\_\_\_\_\_  
R. Bratina  
Mayor

  
\_\_\_\_\_  
M. Gallagher  
City Clerk

## Urban Hamilton Official Plan Amendment No. 28

The following text constitutes Official Plan Amendment 28 to the Urban Hamilton Official Plan.

### 1.0 Purpose and Effect:

The purpose and effect of this Amendment is to exempt the subject lands from the minimum density requirements for medium density development and high density development within the Neighbourhood Designation in the Mewburn Neighbourhood.

### 2.0 Location:

The lands affected by this Amendment are located to the north of Rymal Road West, east of West 5<sup>th</sup> Street, west of Upper James Street and south of Stone Church Road East.

### 3.0 Basis:

The basis for permitting this Amendment is as follows:

- The proposed Amendment is consistent with the Provincial Policy Statement, and conforms to the Growth Plan for the Greater Golden Horseshoe.
- The proposed Amendment will facilitate the development of lands within the Mewburn Neighbourhood which commenced the approvals process prior to the UHOP coming into full force and effect.
- The proposed Amendment exempts new medium and high density residential development from the UHOP minimum density policies, allowing for compatibility of future development within the Neighbourhood. All other UHOP policies remain in effect, ensuring that appropriate development and design considerations remain in place.

### 4.0 Changes:

#### 4.1. Text Changes

- 4.1.1. Urban Hamilton Official Plan Volume 3 Chapter B – Urban Area Specifics is amended by adding a new area specific policy as follows:

"Area Specific Policy UH-4 - Lands located to the north of Rymal Road West, east of West 5<sup>th</sup> Street, west of Upper James Street and south of Stone Church Road East.

1.0 Notwithstanding Policy E.3.5.7 – Medium Density Residential and Section E.3.6.6 – High Density Residential of Volume 1, on those lands designated Neighbourhoods, located to the north of Rymal Road West, east of West 5<sup>th</sup> Street, west of Upper James Street and south of Stone Church Road East, shown as Area Specific UH-4 on Map H-7, shall not be subject to minimum net residential density requirements."

## **4.2 Mapping Changes**

4.2.1 Urban Hamilton Official Plan Volume 3, Map 1 Area Specific Policies Key Map is amended as follows:

a) the subject lands are identified as "Area Specific Policy – UH-4"

as shown on Appendix "A" attached to this Amendment.

4.2.2 Urban Hamilton Official Plan Volume 3, Map H-7 Area Specific Policies is amended as follows:

b) the subject lands are identified as "Area Specific Policy – UH-4"

as shown on Appendix "B" attached to this Amendment.

## **5.0 Implementation:**

Implementing Zoning By-law Amendments and Site Plan applications will give effect to the intended uses on the subject lands.

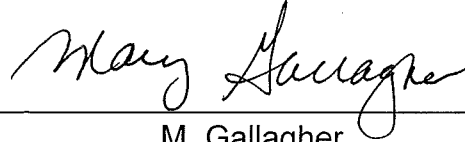
This is Schedule "1" to By-law No. 14-211 passed on the 15<sup>th</sup> day of August, 2014.

The  
City of Hamilton



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R. Bratina  
Mayor



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M. Gallagher  
City Clerk

Appendix A  
Amendment No.28  
to the Urban Hamilton Official Plan

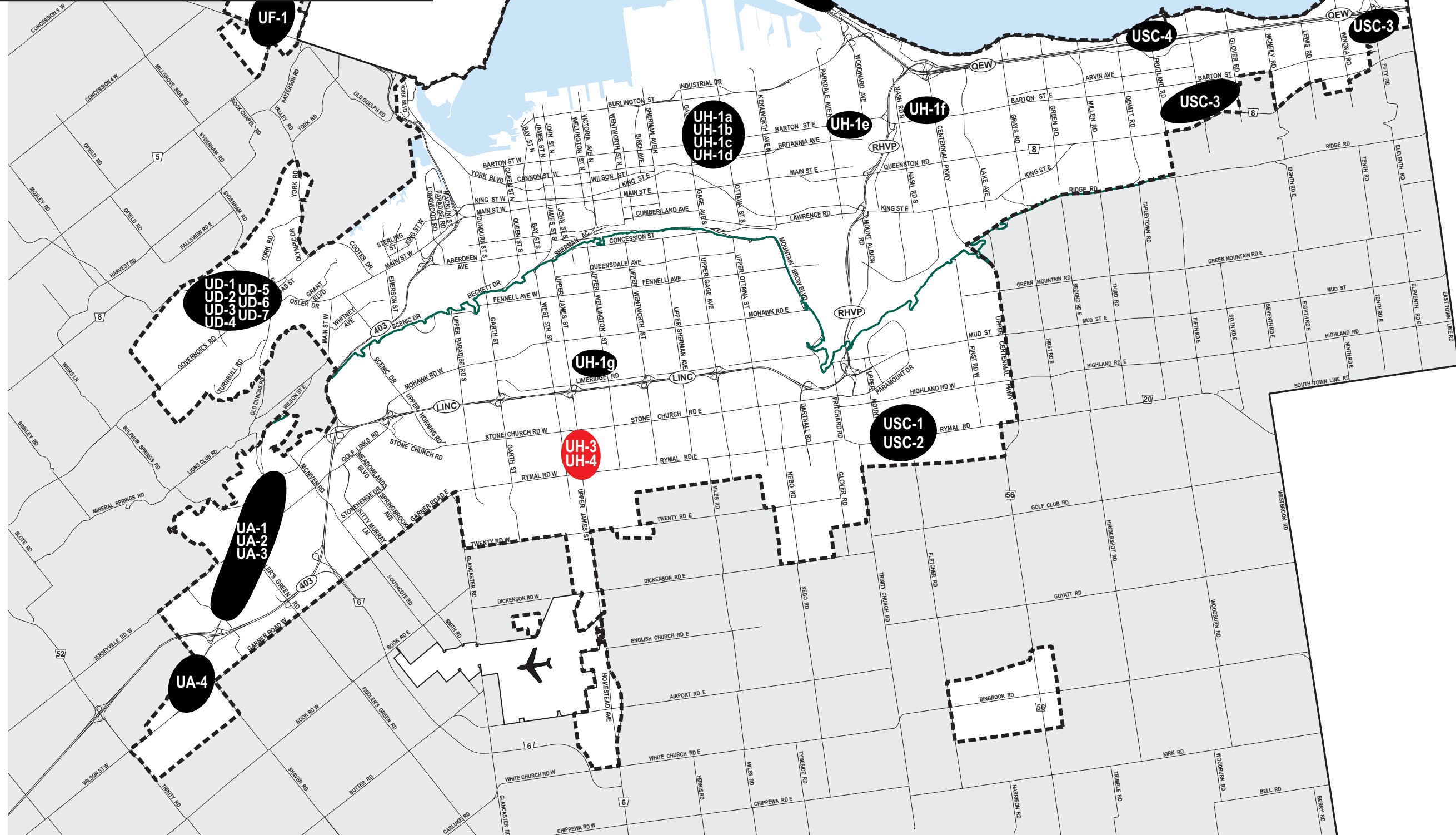
 Lands to be identified as "Area Specific Policy UH-4"

(Lands located to the North of Rymal Road West, East of West 5th Street, West of Upper James Street and South of Stone Church Road East)

Date:  
August 13, 2014

Revised By:  
DY/AL


Reference File No.:  
OPA-U-28(H)



**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, the Mount Hope area, and the Airport Business Park, and following Twenty Road and Garner Road to Fiddlers Green Road in the west remains under appeal – see illustration on Schedules E and E-1, Volume 1


**Legend**

 Refers to Urban Area Specific Policy 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 1  
Area Specific Policies Key Map**




Not To Scale

Date: Sept. 12/13



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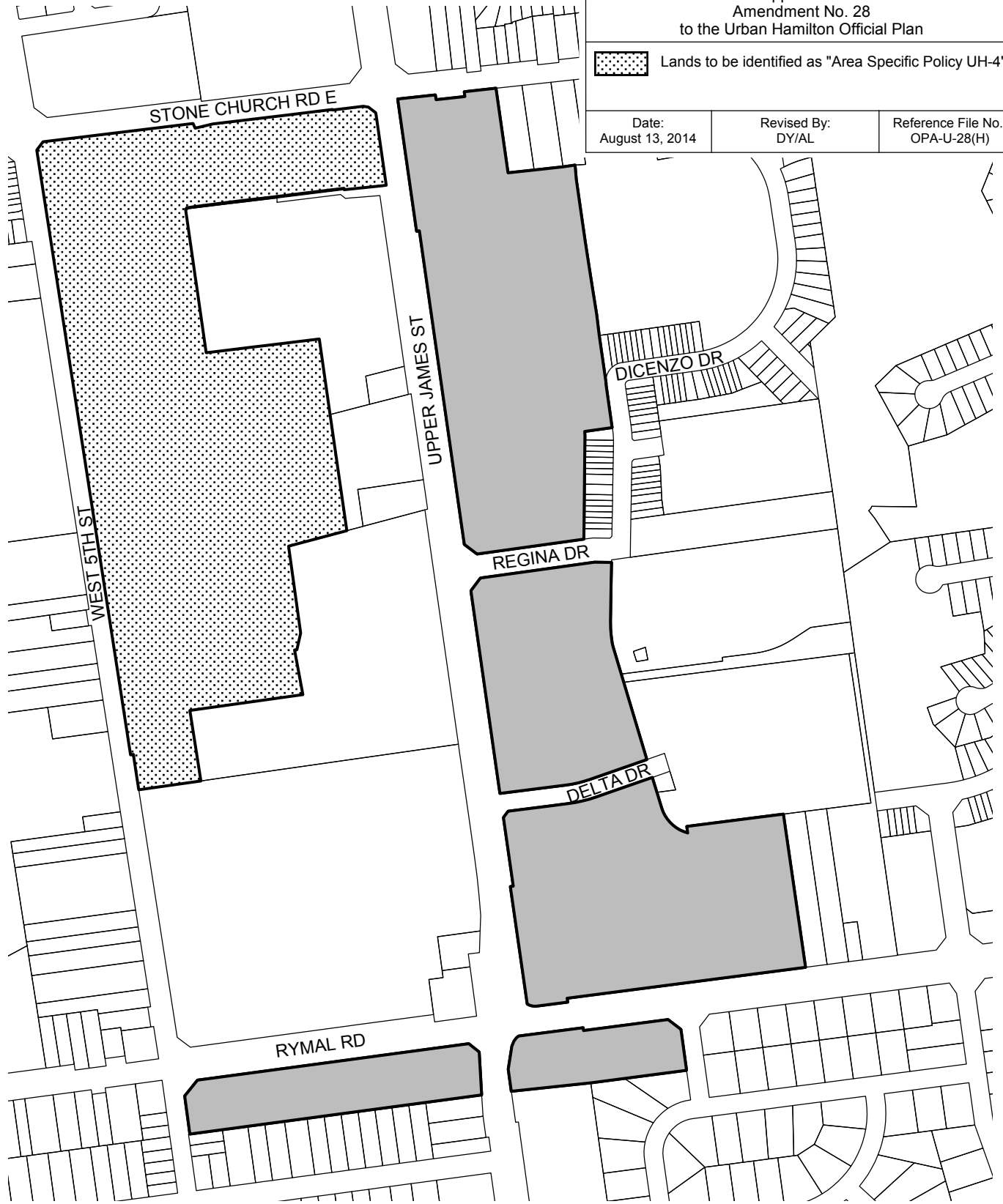
Appendix B  
 Amendment No. 28  
 to the Urban Hamilton Official Plan

 Lands to be identified as "Area Specific Policy UH-4"

Date:  
 August 13, 2014

Revised By:  
 DY/AL

Reference File No.:  
 OPA-U-28(H)



Legend

-  UH-3
-  UH-4

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

Urban Hamilton Official Plan  
 Volume 3 : Map H-7  
 Area Specific Policies



Not To Scale

Date: Aug. 16, 2013



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