

**Authority:** Item 17, Planning Committee  
Report 14-014 (PED14170)  
CM: September 24, 2014

**Bill No. 295**

**CITY OF HAMILTON**

**BY-LAW NO. 14-295**

**To Adopt:**

**Official Plan Amendment No. 33 to the Urban Hamilton Official Plan**


**Respecting:**


**Lands Located at 406 Pritchard Road, Hamilton**

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

1. Amendment No. 33 to the Urban Hamilton Official Plan consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted and approved.

**PASSED** this 24<sup>th</sup> day of September, 2014.

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

  
\_\_\_\_\_  
R. Caterini  
City Clerk

## Urban Hamilton Official Plan Amendment No. 33

The following text constitutes Official Plan Amendment 33 to the Urban Hamilton Official Plan.

### 1.0 Purpose and Effect:

The purpose and effect of this Amendment is to permit a private community centre, including a place of worship as permitted uses and remove the Natural Heritage designations on the lands municipally known as 406 Pritchard Road, Hamilton.

### 2.0 Location:

The lands affected by this Amendment are known municipally as 406 Pritchard Road, in the former City of Hamilton.

### 3.0 Basis:

Planning Committee's direction to approve the applications on the following basis:

- That the subject lands will still be permitted to be used for "Business Park" uses in the future.
- That Natural Heritage impacts be reviewed through an EIS as outlined in the implementing Zoning By-law as per the Holding (H) provision placed on a portion of the lands.

### 4.0 Actual Changes:

#### 4.1 Text Changes:

##### **Volume 3 - Special Policy Areas, Area Specific Policies, and Site-Specific Policies**

4.1.1 Volume 3, Chapter C – Hamilton Urban Site-Specific Policies; Hamilton – Employment is amended by adding the following:

"UHE-5        Lands located at 406 Pritchard Road, former City of Hamilton

1.0        For the lands designated "Business Park", and located

at 406 Pritchard Road, the following additional uses shall be permitted:

- a) A private community centre, including a place of worship.

## **4.2 Mapping Changes**

### **Urban Hamilton Official Plan Volume 1 – Urban Hamilton Official Plan, Schedule B, Natural Heritage System**

4.2.1 Urban Hamilton Official Plan Volume 1, Schedule B – Natural Heritage System be amended by:

- a) Removing the subject lands from the “Core Areas” designation as shown on Appendix “A”, attached to this Amendment.

### **Urban Hamilton Official Plan Volume 1 – Urban Hamilton Official Plan, Schedule B-6, Detailed Natural Heritage Features – Local Natural Area Environmentally Significant Areas**

4.2.2 Urban Hamilton Official Plan Volume 1, Schedule B-6 – Detailed Natural Heritage Features – Local Natural Area Environmentally Significant Areas be amended by:

- b) Removing the subject lands from the “Local Natural Area Environmentally Significant Area” designation as shown on Appendix “B” attached to this Amendment.

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

4.2.3 Volume 3, Chapter C – Urban Site Specific Key Map; Volume 3: Map 2 be amended by:

- a) Identifying lands at 406 Pritchard Road as Site-Specific Policy UHE-5.

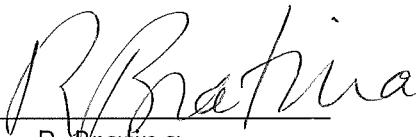
as shown on Appendix “C” attached to this Amendment.

**5.0 Implementation:**

An implementing Zoning By-law Amendment and Site Plan will give effect to the intended uses on the subject lands.

This is Schedule "1" to By-law No. 14-295, passed on the 24<sup>th</sup> day of September, 2014.

**The  
City of Hamilton**



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



\_\_\_\_\_  
R. Caterini  
City Clerk

Appendix A  
Amendment No. 33  
to the Urban Hamilton Official Plan

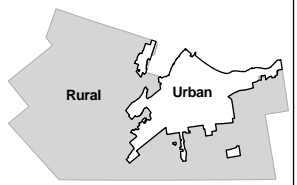
 Lands to be removed from "Local Natural Area Environmentally Significant Area" designation

Date:  
September 2014

Revised By:  
JM/NB

Reference File No.:  
OPA-U-33(H)

Key Map



**Note:** For Rural Detailed Natural Heritage Features refer to Schedule B-6 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, 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**

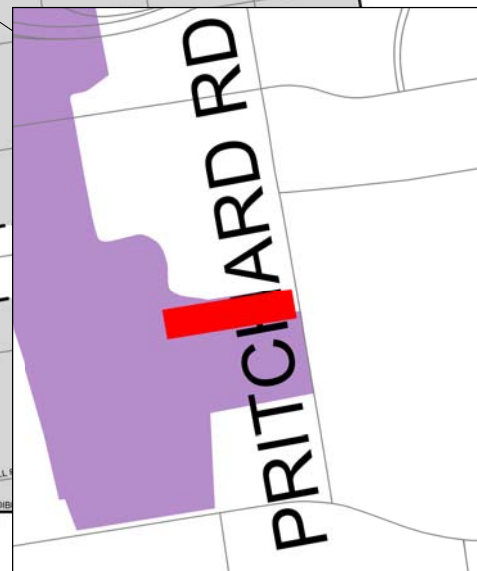
 Local Natural Area Environmentally Significant Area

**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-6**  
**Detailed Natural Heritage Features**  
**Local Natural Area**  
**Environmentally Significant Areas**

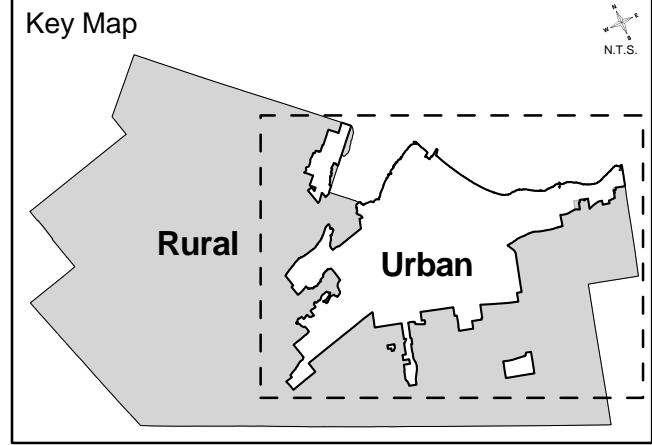




Appendix A  
Amendment No. 33  
to the Urban Hamilton Official Plan

 Lands to be removed from "Core Areas" designation

Date: September 2014  
Revised By: JM/NB  
Reference File No.: OPA-U-33(H)



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







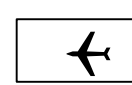

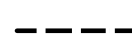

**APPEAL**

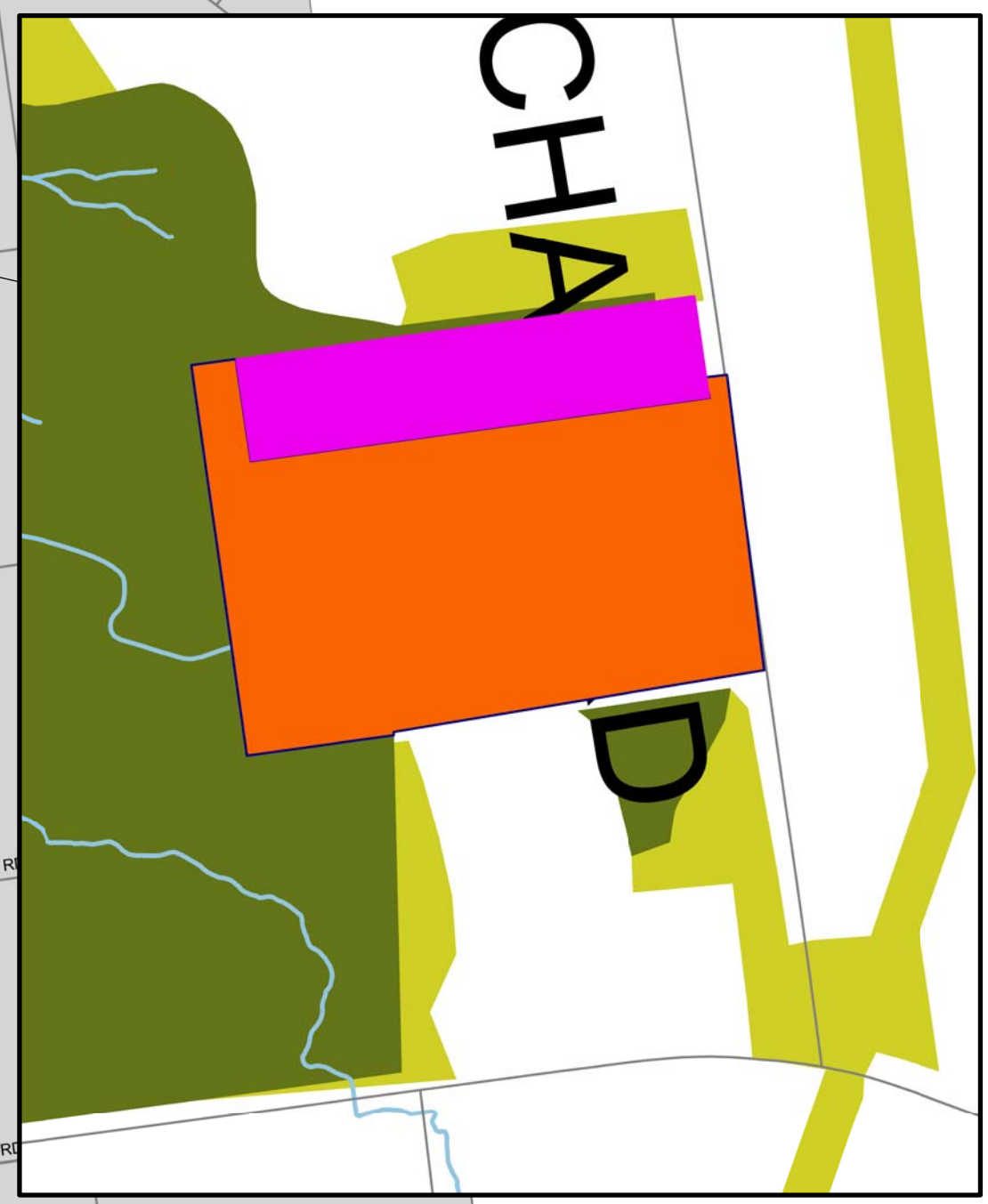
The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park, the Mount Hope area, and the Airport Business Park, and following Twenty Road and Garner Road to the west remains under appeal – see illustration on Schedules E and E-1, Volume 1

**★ Lands Under Appeal**

- 305 Stone Church Road West
- 313 Stone Church Road East & lands bounded by Stone Church Road East, Upper Wellington Street, Lincoln M Alexander Parkway and Upper Wentworth Street

**Legend**

-  Core Areas
-  Area Specific Policy - USC-1 and USC-2 in Volume 3
-  Linkages
-  Parks & General Open Space (Excluding Parkettes)
-  Streams
- 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  
Schedule B  
Natural Heritage System**

Not To Scale  
Date: June 19, 2014  
  
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

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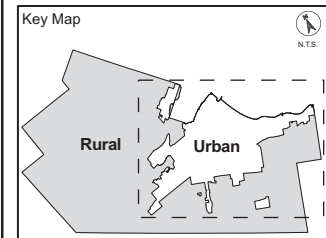
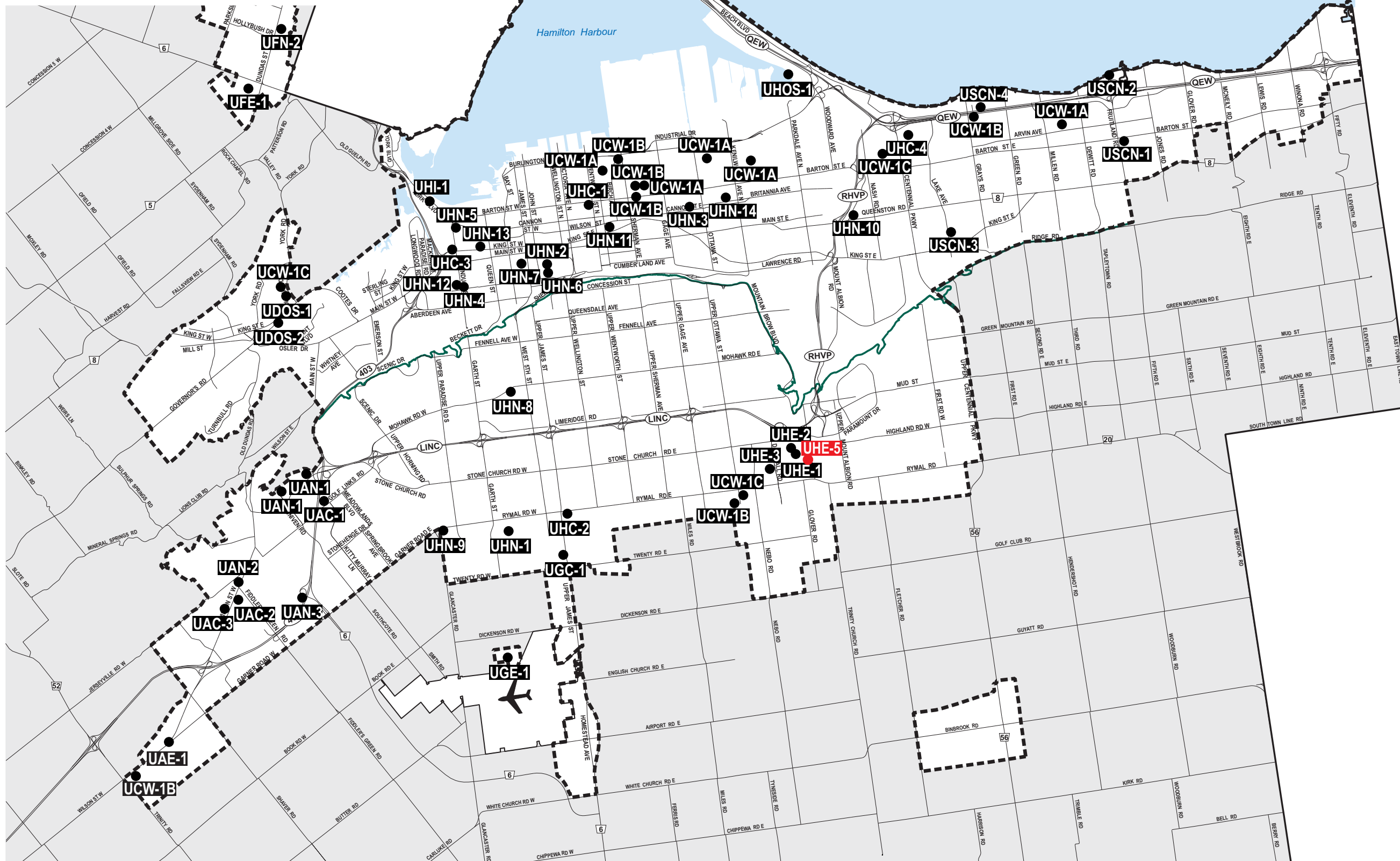
Appendix C  
Amendment 33  
to the Urban Hamilton Official Plan

 Lands to be identified as Site Specific Area  
UHE-5 (406 Pritchard Road)

Date:  
September 2014

Revised By:  
JM/NB

Reference File No.:  
OPA-U-33(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, 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**

-  Site Specific Areas (SSA)
-  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**

Not To Scale  
Date: Sept. 12, 2013  
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