

Authority: Item 7, Planning Committee
Report: 15-011 (PED13167(c))
CM: (Council Date): July 10, 2015

Bill No. 172

CITY OF HAMILTON

BY-LAW NO. 15-172

To Adopt:

Official Plan Amendment No. 9 to the Rural Hamilton Official Plan

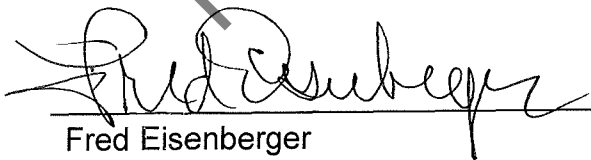
Respecting:

General Text Amendments

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

1. Amendment No. 9 to the Rural Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 10th day of July, 2015.



Fred Eisenberger
Mayor



Rose Caterini
City Clerk

Rural Hamilton Official Plan Amendment No. 9

The following text, together with:

Appendix "1" – Volume 1, Schedule B - Natural Heritage System
 Appendix "1a" – Volume 1, Schedule B-4 Detailed Natural Heritage Features Wetlands
 Appendix "2" – Volume 1, Schedule B-6 Detailed Natural Heritage Features Environmentally Significant Areas
 Appendix "3" – Volume 1, Schedule D- Rural Land Use Designations
 Appendix "4" – Volume 1, Map G, Source Protection – Vulnerable Areas
 Appendix "5" – Volume 2, Map 1 – Alberton Rural Settlement Area Plan
 Appendix "6" – Volume 2, Map 2 – Copetown Rural Settlement Area Plan
 Appendix "7" – Volume 2, Map 3 – Jerseyville Rural Settlement Area Plan
 Appendix "8" – Volume 2, Map 4 – Carlisle Rural Settlement Area Plan
 Appendix "8a" – Volume 2, Map 4a – Source Protection – Carlisle Vulnerable Areas
 Appendix "9" – Volume 2, Map 5 – Concession 5 East and Centre road Rural Settlement Area Plan
 Appendix "10" – Volume 2, Map 6 – Flamborough Centre Rural Settlement Area Plan
 Appendix "11" – Volume 2, Map 7 – Freelon Rural Settlement Area Plan
 Appendix "11a" – Volume 2, Map 7a – Source Protection – Freelon Vulnerable Areas
 Appendix "12" – Volume 2, Map 8 – Greensville Rural Settlement Area Plan
 Appendix "12a" – Volume 2, Map 8c – Source Protection – Greensville Vulnerable Areas
 Appendix "13" – Volume 2, Map 9 – Kirkwall Rural Settlement Area Plan
 Appendix "14" – Volume 2, Map 10 – Lynden Rural Settlement Area Plan
 Appendix "15" – Volume 2, Map 11 – Millgrove Rural Settlement Area Plan
 Appendix "16" – Volume 2, Map 12 – Orkney Rural Settlement Area Plan
 Appendix "17" – Volume 2, Map 13 – Rockton Rural Settlement Area Plan
 Appendix "18" – Volume 2, Map 14 – Sheffield Rural Settlement Area Plan
 Appendix "19" – Volume 2, Map 15 – Strabane Rural Settlement Area Plan
 Appendix "20" – Volume 2, Map 16 – Troy Rural Settlement Area Plan
 Appendix "21" – Volume 2, Map 17 – Westover Rural Settlement Area Plan
 Appendix "22" – Volume 2, Map 18 – Woodburn Rural Settlement Area Plan
 Appendix "23" – Volume 2, Map 19 – Tapleystown Rural Settlement Area Plan
 Appendix "24" – Volume 3, Appendix A – Site Specific Key Map

attached hereto, constitutes Official Plan Amendment No. 9 to the Rural Hamilton Official Plan.

1.0 Purpose:

The purpose of this amendment is to change current policies, include new policies, and amend mapping within the Rural Hamilton Official Plan to enable the implementation of new city-wide Rural Zoning. The proposed Rural Zones conform to the new Rural Hamilton Official Plan which is the first plan for the amalgamated communities of Ancaster, Dundas, Flamborough, Glanbrook, Hamilton, and Stoney Creek. The Rural Hamilton Official Plan implements the Growth Plan for the Greater Golden Horseshoe and is consistent with the Provincial Policy Statement, the Niagara Escarpment Plan, the Greenbelt Plan, and the Parkway Belt West Plan.

The effect of the Amendment to the Rural Hamilton Official Plan is to:

- Improve consistency between the Rural Hamilton Official Plan and the proposed Rural Zones to be included within the comprehensive Hamilton Zoning By-law 05-200;
- Add new permitted uses and provisions to the Agriculture, Specialty Crop, and Rural designations;
- Include new policies to implement Source Protection Plans; and
- Revise/correct section numbering and other typographical errors.

2.0 Location:

This Official Plan Amendment applies to the lands located within the entire rural area of the City of Hamilton.

3.0 Basis:

The basis for permitting this Amendment is as follows:

- The changes allow for consistency between the policies of the Rural Hamilton Official Plan and the regulations proposed in the Rural Zones;
- The changes allow for the amendment of the Rural Settlement Area Plan mapping to reflect up to date Conservation Authority generic regulation mapping that was completed after the Rural Hamilton Official Plan was approved;
- The changes provide limited increased flexibility in the range of agricultural uses to be permitted across the rural area (e.g. winery/brewery/cidery, agricultural processing); and

- The Amendment is consistent with the Provincial Policy Statement and conforms to the Greenbelt Plan.

4.0 Text Changes:

4.1 Volume 1 – Parent Plan

4.1.1 Chapter C – City Wide Systems and Designations

- A) That Section C.1.0 Provincial Plans be amended by adding a new Section numbered C.1.4 and titled Source Protection Plans as follows:

1.4 Source Protection Plans

The Source Protection Plans are mandated under the Clean Water Act. The Plans include policies to ensure that activities and land uses do not pose significant threats to municipal drinking water sources. Source Protection Plans identify vulnerable areas such as wellhead protection areas coupled with vulnerability scores to illustrate where significant threats are possible. There are four Source Protection Plans that apply to the City of Hamilton, covering the Source Protection Areas of Halton Region, Hamilton Region, Grand River, and Niagara Peninsula.

- 1.4.1 The City shall implement the land use planning policies in the Source Protection Plans in accordance with Section F.1-Planning Act Implementation Tools and F.3.1.1-Source Protection Plan.
- 1.4.2 Any development or change of an existing use or building that is located within Vulnerable Area 1 identified on Schedule G- Source Protection - Vulnerable Areas and Volume 2, Map 4a - Source Protection - Carlisle Vulnerable Areas, Map 7a - Source Protection- Freelon Vulnerable Areas and Map 8c - Source Protection- Greenville Vulnerable Areas shall be reviewed by the City Risk Management Official.
- 1.4.3 The Rural Hamilton Official Plan and Zoning by-law shall be amended to prohibit certain land uses within the Vulnerable areas.
- 1.4.4 Site Plan approval shall be required to address the location of septic systems for properties located within the Vulnerable Area 1 identified on Schedule G - Source Protection Vulnerable Areas and Volume 2, Map 4a - Source Protection- Carlisle Vulnerable Areas, Map 7a - Source Protection - Freelon Vulnerable Areas and Map 8c - Source Protection - Greenville Vulnerable Areas.

- B) That Policy C.3.1.2 a)i) of Subsection C.3.1 Rural Area General Provisions be amended by deleting the words "an existing" and adding the words "building accessory to the dwelling" as follows:

3.1.2 The following uses shall be permitted in the Agriculture, Specialty Crop, Rural and Rural Settlement Area designations, provided the applicable conditions are met:

- a) A home business shall be permitted accessory to a dwelling provided that all following conditions and criteria are met:
 - i) The use must be located within a dwelling or building accessory to the dwelling. Limitations on the number of employees, the gross floor area and the types of home business permitted, as well as and other aspects, shall be established in the Zoning By-law;

4.1.2 Chapter D – Rural Systems/Designations

- A) That Subsection D.2.1 Permitted Uses be amended by adding two new policies including conditions: Policy D.2.1.1.4 for medical marihuana growing and harvesting facility and Policy D.2.1.1.5 for Aquaponic facility. The policies read as follows:

2.1.1.4 Medical marihuana growing and harvesting facilities are permitted in accordance with the regulations set out in the Zoning By-law and provided that the following conditions are met:

- a) a medical marihuana growing and harvesting facility is permitted in buildings existing at the date of the passing of the Zoning By-law;
- b) The gross floor area for a new medical marihuana growing and harvesting facility shall not exceed 2000 square metres;
- c) No retail sales are permitted;
- d) No outdoor storage is permitted; and
- e) The establishment of a new medical marihuana growing and harvesting facility or the expansion of an existing facility shall be subject to Site Plan approval to address the appropriate building size and location, set-backs, drainage and any other matters.

2.1.1.5 Aquaponics facilities may be permitted provided the following conditions are met:

- a) Site Plan approval shall be required to address appropriate building location, storm water management and drainage; and
- b) Any goods or materials offered for sale shall be limited to small scale retailing of products grown and produced primarily on site in accordance with the policies of Section D.2.1.3.2 c) of this Plan for on-farm secondary uses.

B) That Subsection D.2.1.1 Agricultural Uses of Subsection D.2.1 Permitted Uses be amended by:

- Renumbering policy D.2.1.1.4 to policy D.2.1.1.6;
- Adding "or bunk house" after "mobile home" in provision b) of Policy D.2.1.1.6;
- Deleting the words "Servicing of" at the beginning of provision b) i) and adding "serviced by the same private sewer and water systems used by the principal farm residence and be" before "in accordance with";
- Deleting provision b) ii) 1) of Policy D.2.1.1.6 in full; and
- Adding "the owner shall remove the temporary dwelling from the subject farm if, in the opinion of the City, it is no longer required or used as a farm labour residence to b) ii) of Policy D.2.1.1.6 after "farm labour residence" and deleting b) ii) 2) of Policy D.2.1.1.6.

The amended policy will read as follows:

2.1.1.6 A farm labour residence may be permitted on the same lot as the primary farm use provided all the following conditions are met:

- a) The size and nature of the farm operation requires additional on-site employment for regular and extended periods of time in the annual production process such that additional accommodation is required for the viability and effective operation of the farm, as shown in a justification report deemed acceptable by the City;
- b) A maximum of one farm labour residence may be permitted without an amendment to the Zoning By-Law, in the form of an accessory apartment attached to and forming part of the principal farm residence, or an accessory detached temporary

dwelling, such as a mobile home or bunk house provided:

- i) The second unit shall be serviced by the same private sewer and water systems used by the principal farm residence and be in accordance with Section C.5.1, Sustainable Private Water and Wastewater Services policies of this Plan.
- ii) Where a temporary dwelling is used as a farm labour residence, the owner shall remove the temporary dwelling from the subject farm if, in the opinion of the City, it is no longer required or used as a farm labour residence.

C) That Policy D.2.1.2 a) of Subsection D.2.1 Permitted Uses be amended by adding the word "agricultural" before "processing facilities", deleting the word "and" after "livestock assembly points" and adding "and veterinary services for farm animals" after "agricultural research operations" as follows:

2.1.2 Agricultural-related uses are farm-related commercial and farm-related industrial uses that are small scale, producing products and services, wholly and directly related to a farming operation and which are required in close proximity to an agricultural use. They are uses necessary to support agricultural uses and are permitted provided the following conditions are met:

- a) The use must produce products or services directly related to a farming operation, and require a location in close proximity to a farm operation. Permitted uses shall be limited to grain dryers, feed mills, grain and seed storage facilities, primary farm produce bulk storage and agricultural processing facilities, farm product supply dealers, livestock assembly points, agricultural research operations, and veterinary services for farm animals;

D) That Subsection D.2.1 Permitted Uses be amended by adding two new policies: Policy D.2.1.3.1 f) for Winery, Brewery, and Cidery provisions and new policy D.2.1.3.1 g) for Landscape Contracting provisions. The policies read as follows:

2.1.3.1 In addition to the above policies, on-farm secondary uses shall be subject to the following conditions:

- f) A small scale winery, brewery, or cidery may be permitted secondary to a permitted agricultural use in the Agriculture designation in accordance with the Zoning By-law and

provided the following conditions are met:

- i) A small scale winery, brewery, or cidery shall only be permitted as an accessory use to an agricultural use on lots 4 hectares (10 acres) or greater;
 - ii) Site Plan approval shall be required to address appropriate setbacks, building size and location, parking, lighting, drainage, buffering, screening and landscaping, and any other matters;
 - iii) A minimum of 2 hectares (5 acres) of the agricultural use parcel shall be used for the production of grapes, fruits or other produce directly associated with on-site beer, cider or wine production;
 - iv) A small scale winery, brewery, or cidery shall be located where access is provided by an appropriate road capable of accommodating the traffic generated. A transportation impact study may be required;
 - v) The maximum building area devoted to a brewer, winery, or cidery is restricted to 500 square metres of gross floor area not including the basement or cellar;
 - vi) The display, retail sale and/or tasting of wine, beer, or cider produced on the farm parcel and accessory retail sale may be permitted, as provided for by the Zoning By-law; and
 - vii) Restaurants, banquet halls, hotels, motels, hostels, schools, residences, and conference facilities shall not be permitted.
- g) Landscape Contracting is permitted secondary only to a Nursery and subject to the following conditions and in accordance with the Zoning By-law:
- i) the majority of the land is to be farmed either in field crops or horticultural products; and,
 - ii) to ensure that the scale of the landscape contracting business is clearly secondary to the main agricultural use, the gross floor area of buildings and outside storage, and parking shall be established in the Zoning By-law.

- E) That Section D.2.0 Agriculture Designation be amended by adding a new Section numbered D.2.3 and titled Prohibited Uses as follows:

2.3 Prohibited Uses

2.3.1 The following uses shall be prohibited on properties identified as Vulnerable Area 1 on Schedule G - Source Protection - Vulnerable Areas:

- a) Waste Disposal sites under Part V of Environmental Protection Act that include the following activities:
 - i) storage, treatment and discharge of mine tailings;
 - ii) land farming of petroleum refining waste;
 - iii) storage of polychlorinated biphenyl (PCB) waste;
 - iv) storage of hazardous waste;
 - v) application of untreated septage to land; and
 - vi) injection of liquid waste into a well.
- b) hazardous waste management facility;
- c) waste management facility;
- d) salt storage facility that can accommodate 5,000 tonnes and greater;
- e) snow storage facility on sites greater than 1 ha in size;
- f) motor vehicle service station; and
- g) motor vehicle collision repair establishment.

2.3.2 The following uses shall be prohibited on properties identified as Vulnerable Area 2 on Schedule G - Source Protection - Vulnerable Areas:

- a) Waste Disposal sites under Part V of Environmental Protection Act that include the following activities:

- i) the injection of liquid waste into a well; and
- ii) application of untreated septage to land.

b) Waste disposal facility.

2.3.3 The following uses shall be prohibited on properties identified as Vulnerable Area 3 on Schedule G - Source Protection - Vulnerable Areas:

- a) Waste Disposal sites under Part V of Environmental Protection Act that include the application of untreated septage to land.

F) That Section D.3.0 Specialty Crop Designation be amended by deleting policy D.3.1.1 in its entirety and subsequently renumbering D.3.1.2 as Policy D.3.1.1.

G) That Subsection D.4.1 of Section D.4.0 Rural Designation, be amended by adding a new policy D.4.1.2 as follows:

4.1.2 *Agriculture - Related Uses* may serve more than one on farm operation in accordance with the Zoning By-law regulations provided for the various uses.

Subsequent renumbering of Section D.4.1 policies will be required.

H) That Section D.4.0 Rural Designation be amended by adding a new Section numbered D.4.3 and titled Prohibited Uses as follows:

4.3 Prohibited Uses

4.3.1 The following uses shall be prohibited on properties identified as Vulnerable Area 1 on Schedule G - Source Protection - Vulnerable Areas:

- a) Waste Disposal sites under Part V of Environmental Protection Act that include the following activities:
 - i) Storage, treatment and discharge of mine tailings;
 - ii) Land farming of petroleum refining waste;
 - iii) Storage of polychlorinated biphenyl (PCB) waste;

- iv) Storage of hazardous waste;
- v) Application of untreated septage to land; and
- vi) Injection of liquid waste into a well.

- b) Hazardous waste management facility;
- c) Waste management facility;
- d) Salt storage facility that can accommodate 5,000 tonnes and greater;
- e) Snow storage facility greater than 1 ha in size;
- f) Motor vehicle service station; and
- g) Motor vehicle collision repair establishment.

4.3.2 The following uses shall be prohibited on properties identified as Vulnerable Area 2 on Schedule G - Source Protection - Vulnerable Areas:

- a) Waste Disposal sites under Part V of Environmental Protection Act that include the following activities:
 - i) The injection of liquid waste into a well; and
 - ii) Application of untreated septage to land.
- b) waste disposal facility.

4.3.3 The following uses shall be prohibited on properties identified as Vulnerable Area 3 on Schedule G - Source Protection - Vulnerable Areas:

- a) Waste Disposal sites under Part V of Environmental Protection Act that include the application of untreated septage to land.

I) That Section D.6.0 Mineral Aggregate Resource Extraction Areas be amended by adding a new Policy D.6.32 and titled Prohibited Uses as follows:

6.32 Prohibited Uses shall include:

- a) A snow storage facility below the water table that is greater than 0.01 ha in size; and
- b) A snow storage facility greater than 1 ha in size.

4.1.3 Chapter F – Implementation

- A) That Table F.1.9.1 of Section F.1.9 Complete Application Requirements and Formal Consultation be amended by adding a new clause "j) Full Disclosure Report" under Subsection 5 Environmental/Servicing and Infrastructure as follows:

Table F.1.9.1 Other Information and Materials

5	Environmental/Servicing and Infrastructure The objective of required Environmental/Servicing and Infrastructure information and materials is to ensure that a proposed development and/or change in land use is safe from contamination, can be supported by adequate soil conditions and stormwater management facilities, and shall not have an adverse impact on the City's natural water resources.
j)	Full Disclosure Report

4.1.4 Chapter G - Glossary

- A) That the definition of *Farm Labour Residence* in Volume 1, Chapter G – Glossary be amended by adding the words "or bunk house" after "mobile home" in provision b) and deleting the words " and serviced by the same private sewer and water systems used by the principal farm residence" as follows:

Farm Labour Residence: means secondary accommodations provided for full-time farm labour where the size and nature of the farm operation requires additional employment in the form of either of the following:

- a) An accessory apartment attached to and forming part of the principal farm residence; or
- b) An accessory detached dwelling of temporary construction, such as a mobile home or bunk house, located in close proximity to the farm cluster.

- B) That Volume 1, Chapter G – Glossary be amended by adding a new definition Medical Marihuana Growing and Harvesting Facility as follows:

Medical Marihuana Growing and Harvesting Facility: shall mean a wholly enclosed building or structure used for growing, harvesting, testing, destroying, packaging and shipping of marihuana, for medical purposes as permitted under the Marihuana for Medical Purposes Regulations (MMPR) SOR/2013-119 made under the Controlled Substances Act as the MMPR read on March 31, 2014; The testing, packaging, and shipping shall be accessory to the growing and harvesting of the marihuana for medical purposes.

4.1.5 Volume 1 - Schedules

That the following Schedules be amended by identifying the subject lands and changes as shown on Appendices 1 to 4 of this amendment:

- Schedule B – Natural Heritage Features to add and delete core areas;
- Schedule B-4 – Detailed Natural Heritage Features Wetlands to delete a wetland;
- Schedule B-6 – Detailed Natural Heritage Features Local Natural Areas Environmentally Significant Areas (ESA) to add and delete ESA's;
- Schedule D – Rural Land use Designations to change two land use designations; and
- Schedule G – Source Protection – Vulnerable Areas to be added.

4.2 Volume 2 – Secondary Plans/Rural Settlement Area Plans

4.2.1 Chapter A – Rural Settlement Area Plans (RSAP)

A) That Volume 2, Chapter A – Rural Settlement Area Plans, Table of Contents be amended by adding new Section 1.5 Settlement Institutional and changing the designation name "Hazard Lands" to Natural Open Space (Hazard Lands) by adding the words "Natural Open Space" before "Hazard Lands" and parentheses around "Hazard Lands" for 1.6 Hazard Lands as follows:

CHAPTER A - RURAL SETTLEMENT AREA PLANS

A-1

A.1.0 GENERAL POLICIES

A.1-1

1.1 Objectives

A.1-1

1.2 General Policies

A.1-1

1.3 Settlement Residential

A.1-2

1.4 Settlement Commercial

A.1-3

1.5 Settlement Institutional

A.1-3

1.6 Open Space and Parks

A.1-4

1.7 Natural Open Space (Hazard Lands)

A.1-4

1.8 Implementation

A.1-5

Subsequent renumbering of the Table of Contents, Chapter A, Section 1.0 will be required as shown above.

- B) That Chapter A – Rural Settlement Area Plans, Section A.1.0 General Policies be amended by adding a new Section numbered A.1.5 and titled Settlement Institutional as follows:

1.5 Settlement Institutional

1.5.1 On lands designated Settlement Institutional on Map 1 to Map 19, places of worship, schools, libraries, community centres and similar uses that are related to the needs of the residents in the Rural Settlement Area and the surrounding Rural Area may be permitted subject to the following:

- a) New Settlement Institutional uses or the enlargement of existing Settlement Institutional uses shall be subject to Site Plan approval. Site plans shall ensure that traffic impacts are minimized and that building designs and massing are complementary to the existing built environment.
- b) The City shall encourage the conservation of existing institutional buildings where appropriate, especially the adaptation of existing structures for new uses by amendment to this plan and the Zoning By-law if required.
- c) Additional lands may be designated Settlement Institutional by amendment to this Rural Settlement Area Plan, subject to the justification for the need of the use and compatibility with the surrounding uses.

Subsequent renumbering of Section A.1.0 will be required

- C) That Section A.1.0 General Policies, renumbered Subsection A.1.7 be amended by changing the designation name "Hazard Lands" to Natural Open Space (Hazard Lands) by adding the words "Natural Open Space" before "Hazard Lands" and parentheses around "Hazard Lands" as follows:

1.7 Natural Open Space (Hazard Lands)

1.7.1 Natural Open Space (Hazard Lands) designated on Map 1 through Map 19 are lands which have inherent environmental hazards such as flooding, erosion susceptibility, soil instability or any other physical

conditions which are severe enough to cause property damage or potential loss of life on the subject lands, or to upstream or downstream lands within the watershed, if these lands were to be used or developed or site alteration takes place inappropriately.

1.7.2 The uses permitted in Natural Open Space (Hazard Lands) shall be limited to conservation, forestry, fish and wildlife management areas, low intensity or passive public or private recreational uses, and uses legally existing at the time of the approval of this Plan. Buildings and structures associated with these lands will not be permitted unless they are intended for flood and, or erosion control and meet the requirements of the City and the appropriate Conservation Authority.

1.7.3 No development, including the placement or removal of fill, new buildings and structures or other works associated with flood or erosion control, shall be permitted without the written approval of the appropriate Conservation Authority.

1.7.4 The City shall work with the appropriate Conservation Authority to refine the boundaries of Natural Open Space (Hazard Lands). An amendment to this Plan shall not be required for changes to Natural Open Space (Hazard Lands) boundaries which are in accordance with regulations subject to the appropriate Conservation Authority.

1.7.5 All lots abutting a Natural Open Space (Hazard Lands) which are subject to Conservation Authority regulations shall require specific Zoning By-law regulations regarding lot area and setbacks from the associated hazard. These requirements may be reduced by a Zoning By-law amendment, subject to the requirements of the appropriate Conservation Authority and the City.

1.7.6 Privately held lands designated as Natural Open Space (Hazard Lands) shall not be considered as free and open to the general public, nor will designation as Natural Open Space (Hazard Lands) imply that such lands will necessarily be acquired by a public authority.

D) That Volume 2, Chapter A – Rural Settlement Area Plans be amended by changing the number of land use categories identified (*change italicized*) and adding the designation "Settlement Institutional" to the list of land use designations identified within the following RSAP's as follows:

i) A.3.0 FLAMBOROUGH RURAL SETTLEMENT AREA PLANS

3.2 Concession 5 East and Centre Road Rural Settlement Area Plan

3.2.3.1 Map 5 establishes the land use pattern of future development and redevelopment. There are *four* land use categories: Settlement Residential, Settlement Commercial, Settlement Institutional and City Wide Park.

3.6 Kirkwall Rural Settlement Area Plan

3.6.3.1 Map 9 establishes the land use pattern of future development and redevelopment of Kirkwall. There are four different land use categories: Settlement Residential, Settlement Institutional, General Open Space and Natural Open Space (Hazard Lands).

3.11 Sheffield Rural Settlement Area Plan

3.11.3.1 Map 14 establishes the land use pattern of future development and redevelopment of Sheffield. There are four land use categories: Settlement Residential, Settlement Commercial, Settlement Institutional and Community Park.

ii) A.5.0 STONEY CREEK RURAL SETTLEMENT AREA PLANS

5.1 Tapleystown Rural Settlement Area

5.1.3.1 Map 19 establishes the land use pattern of future development and redevelopment of Tapleystown. There are *five* land use categories: Settlement Residential, Settlement Commercial, Settlement Institutional, Neighbourhood Park and General Open Space.

E) That Volume 2, Chapter A – Rural Settlement Area Plans be amended by changing the designation name "Hazard Lands" to Natural Open Space (Hazard Lands) by adding the words "Natural Open Space" before "Hazard Lands" and parentheses around "Hazard Lands" as follows:

i) A.2.0 ANCASTER RURAL SETTLEMENT AREA PLANS

2.2 Copetown Rural Settlement Area Plan

2.2.5.1 Map 2 establishes the land use pattern of future development and redevelopment. There are six land use categories: Settlement Residential, Settlement Commercial, Settlement Institutional, Natural Open Space (Hazard Lands), Community Park and General Open Space

ii) A.3.0 FLAMBOROUGH RURAL SETTLEMENT AREA PLANS

3.5 Greensville Rural Settlement Area Plan

3.5.4.1 Map 8a establishes the land use pattern of future development and redevelopment of Greensville. There are eight land use categories: Settlement Residential, Settlement Commercial, Settlement Institutional, Neighbourhood Park, Community Park, General Open Space, Open Space and Parks and Natural Open Space (Hazard Lands).

3.7 Lynden Rural Settlement Area Plan

3.7.3.1 Map 10 establishes the land use pattern of future development and redevelopment of Lynden. There are five land use categories: Settlement Residential, Settlement Commercial, Community Park, General Open Space and Natural Open Space (Hazard Lands).

3.10 Rockton Rural Settlement Area Plan

3.10.3.1 Map 13 establishes the land use pattern of future development and redevelopment of Rockton. There are five land use categories: Settlement Residential, Settlement Commercial, City Wide Park, General Open Space and Natural Open Space (Hazard Lands).

3.13 Troy Rural Settlement Area Plan

3.13.3.1 Map 16 establishes the land use pattern of future development and redevelopment. There are three land use categories: Settlement Residential, Settlement Commercial and Natural Open Space (Hazard Lands).

F) That Volume 2, Chapter A – Rural Settlement Area Plans be amended by changing the number of land use categories identified (*change italicized*), adding the designation "Settlement Institutional" to the list of land use designations identified and changing the designation name "Hazard Lands" to Natural Open Space (Hazard Lands) by adding the words "Natural Open Space" before "Hazard Lands" and parentheses around "Hazard Lands" as follows:

i) A.3.0 FLAMBOROUGH RURAL SETTLEMENT AREA PLANS

3.1 Carlisle Rural Settlement Area Plan

- 3.1.3.1 Map 4 establishes the land use pattern of future development and redevelopment of Carlisle. There are *eight* land use categories: Settlement Residential, Settlement Commercial, Settlement Institutional, Neighbourhood Park, Community Park, Parkette, General Open Space and Natural Open Space (Hazard Lands).

3.3 Flamborough Centre Rural Settlement Area Plan

- 3.3.3.1 Map 6 establishes the land use pattern of future development and redevelopment of Flamborough Centre. There are six land use categories: Settlement Residential, Settlement Commercial, Settlement Institutional, Neighbourhood Park, General Open Space and Natural Open Space (Hazard Lands).

3.4 Freelon Rural Settlement Area Plan

- 3.4.3.1 Map 7 establishes the land use pattern of future development and redevelopment of Freelon. There are seven land use categories: Settlement Residential, Settlement Commercial, Settlement Institutional, Community Park, General Open Space, Parkette and Natural Open Space (Hazard Lands).

3.8 Millgrove Rural Settlement Area Plan

- 3.8.3.1 Map 11 establishes the land use pattern of future development and redevelopment of Millgrove. There are six land use categories: Settlement Residential, Settlement Institutional, Community Park, General Open Space and Natural Open Space (Hazard Lands).

3.12 Strabane Rural Settlement Area Plan

- 3.12.3.1 Map 15 establishes the land use pattern of future development and redevelopment of Strabane. There are *four* land use categories: Settlement Residential, Settlement Commercial, Settlement Institutional and Natural Open Space (Hazard Lands).

- G) That Volume 2, Chapter A – Rural Settlement Area Plans be amended by changing the policy numbers identified in the policies referring to each of the land use categories in Section A.1.0 General Policies as follows:

i) A.2.0 ANCASTER RURAL SETTLEMENT AREA PLANS

2.1 Alberton Rural Settlement Area Plan

2.1.3.2 The policies pertaining to each of the land use categories are detailed in the policies set out in Sections A.1.2 to A.1.7, Volume 2 of this Plan.

ii) A.3.0 FLAMBOROUGH RURAL SETTLEMENT AREA PLANS

3.1 Carlisle Rural Settlement Area Plan

3.1.3.2 The policies pertaining to each of the land use categories are detailed in the policies set out in Sections A.1.2 to A.1.7, Volume 2 of this Plan.

3.2 Concession 5 East and Centre Road Rural Settlement Area Plan

3.2.3.2 The policies pertaining to each of the land use categories are detailed in the policies set out in Sections A.1.2 to A.1.7, Volume 2 of this Plan.

3.4 Freelton Rural Settlement Area Plan

3.4.3.2 The policies pertaining to each of the land use categories are detailed in the policies set out in Sections A.1.2 to A.1.7, Volume 2 of this Plan.

3.6 Kirkwall Rural Settlement Area Plan

3.6.3.2 The policies pertaining to each of the land use categories are detailed in the policies set out in Sections A.1.2 to A.1.7, Volume 2 of this Plan.

3.7 Lynden Rural Settlement Area Plan

3.7.3.2 The policies pertaining to each of the land use categories are detailed in the policies set out in Sections A.1.2 to A.1.7, Volume 2 of this Plan.

3.8 Millgrove Rural Settlement Area Plan

3.8.3.2 The policies pertaining to each of the land use categories are detailed in the policies set out in Sections A.1.2 to A.1.7,

Volume 2 of this Plan.

3.9 Orkney Rural Settlement Area Plan

3.9.3.2 The policies pertaining to each of the land use categories are detailed in the policies set out in Sections A.1.2 to A.1.7, Volume 2 of this Plan.

3.10 Rockton Rural Settlement Area Plan

3.10.3.2 The policies pertaining to each of the land use categories are detailed in the policies set out in Sections A.1.2 to A.1.7, Volume 2 of this Plan.

3.11 Sheffield Rural Settlement Area Plan

3.11.3.2 The policies pertaining to each of the land use categories are detailed in the policies set out in Sections A.1.2, to A.1.7, Volume 2 of this Plan.

3.12 Strabane Rural Settlement Area Plan

3.12.3.2 The policies pertaining to each of the land use categories are detailed in the policies set out in Sections A.1.2 to A.1.7, Volume 2 of this Plan.

3.13 Troy Rural Settlement Area Plan

3.13.3.2 The policies pertaining to each of the land use categories are detailed in the policies set out in Sections A.1.2 to A.1.7, Volume 2 of this Plan.

3.14 Westover Rural Settlement Area Plan

3.14.3.2 The policies pertaining to each of the land use categories are detailed in the policies set out in Sections A.1.2 to A.1.7, Volume 2 of this Plan.

iii) A.4.0 GLANBROOK RURAL SETTLEMENT AREA PLANS

4.1 Woodburn Rural Settlement Area plan

4.1.3.2 The policies pertaining to each of the land use categories are detailed in the policies set out in Sections A.1.2 to A.1.7, Volume 2 of this Plan.

iv) A.5.0 STONEY CREEK RURAL SETTLEMENT AREA PLANS

5.1 Tapleystown Rural Settlement Area

5.1.3.2 The policies pertaining to each of the land use categories are detailed in the policies set out in Sections A.1.2 to A.1.7, Volume 2 of this Plan.

H) That Volume 2, Chapter A – Rural Settlement Area Plans, Section A.3.0 Flamborough Rural Settlement Area Plans be amended by adding a new Section numbered A.3.1.5 and titled Prohibited Uses as follows:

3.1.5 Prohibited Uses

3.1.5.1 The following uses shall be prohibited on properties identified as Vulnerable Area 1 on Schedule G - Source Protection - Vulnerable Areas:

a) Waste Disposal sites under Part V of the Environmental Protection Act that include the following activities:

- i) Storage, treatment and discharge of mine tailings;
- ii) Land farming of petroleum refining waste;
- iii) Storage of polychlorinated biphenyl (PCB) waste;
- iv) Storage of hazardous waste;
- v) Application of untreated septage to land; and
- vi) Injection of liquid waste into a well.

b) Hazardous waste management facility;

c) Waste management facility;

d) Salt storage facility that can accommodate 5,000 tonnes and greater;

e) Snow storage facility on sites greater than 1 ha in size;

- f) Motor vehicle service station; and
- g) Motor vehicle collision repair establishment.

3.1.5.2 The following uses shall be prohibited on properties identified as Vulnerable Area 2 on Schedule G - Source Protection - Vulnerable Areas:

- a) Waste Disposal sites under Part V of Environmental Protection Act that include the following activities:
 - i) the injection of liquid waste into a well.

l) That Volume 2, Chapter A – Rural Settlement Area Plans, Section A.3.0 Flamborough Rural Settlement Area Plans be amended by adding a new Section numbered A.3.4.5 and titled Prohibited Uses as follows:

3.4.5 Prohibited Uses

3.4.5.1 The following uses shall be prohibited on properties identified as Vulnerable Area 1 on Schedule G - Source Protection - Vulnerable Areas:

- a) Waste Disposal sites under Part V of Environmental Protection Act that include the following activities:
 - i) Storage, treatment and discharge of mine tailings;
 - ii) Land farming of petroleum refining waste;
 - iii) Storage of polychlorinated biphenyl (PCB) waste;
 - iv) Storage of hazardous waste;
 - v) Application of untreated septage to land;
 - vi) Injection of liquid waste into a well.
- b) Hazardous waste management facility;
- c) Waste management facility;

- d) Salt storage facility that can accommodate 5,000 tonnes and greater;
- e) Snow storage facility on sites greater than 1 ha in size;
- f) Motor vehicle service station; and
- g) motor vehicle collision repair establishment.

3.4.5.2 The following uses shall be prohibited on properties identified as Vulnerable Area 2 on Schedule G - Source Protection - Vulnerable Areas:

- a) Waste Disposal sites under Part V of Environmental Protection Act that include the following activities:
 - i) The injection of liquid waste into a well; and
 - ii) Application of untreated septage to land.
- b) Waste disposal facility.

J) That Volume 2, Chapter A – Rural Settlement Area Plans, Section A.3.0 Flamborough Rural Settlement Area Plans be amended by adding a new Section numbered A.3.5.10 and titled Source Protection – Vulnerable Areas as follows:

3.5.10 Source Protection – Vulnerable Areas

3.5.10.1 The following uses shall be prohibited on properties identified as Vulnerable Area 1 on Schedule G - Source Protection - Vulnerable Areas:

- a) Waste Disposal sites under Part V of Environmental Protection Act that include the following activities:
 - i) Storage, treatment and discharge of mine tailings;
 - ii) Land farming of petroleum refining waste;
 - iii) Storage of polychlorinated biphenyl (PCB) waste;

- iv) Storage of hazardous waste;
- v) Application of untreated septage to land; and
- vi) Injection of liquid waste into a well.

- b) Hazardous waste management facility;
- c) Waste management facility;
- d) Salt storage facility that can accommodate 5,000 tonnes and greater;
- e) Snow storage facility on sites greater than 1 ha in size;
- f) Motor vehicle service station; and
- g) Motor vehicle collision repair establishment.

3.5.10.2 The following uses shall be prohibited on properties identified as Vulnerable Area 2 on Schedule G - Source Protection - Vulnerable Areas:

- a) Waste Disposal sites under Part V of Environmental Protection Act that include the following activities:
 - i) The injection of liquid waste into a well; and
 - ii) Application of untreated septage to land.
- b) Waste disposal facility.

Subsequent renumbering of the remainder of the section will be required.

- K) That Volume 2, Chapter A – Rural Settlement Area Plans, Section A.3.0 Flamborough Rural Settlement Area Plans be amended by changing the designation name "Hazard Lands" to "Natural Open Space (Hazard Lands)" by adding the words "Natural Open Space" before "Hazard Lands" and parentheses around "Hazard Lands" for Section A.3.5.9 Hazard Lands and changing subsequent policies as follows:

3.5.9 Natural Open Space (Hazard Lands)

Those lands designated as Natural Open Space (Hazard Lands) on Map 8a generally consist of natural systems and their component parts such as wetlands, watercourses, floodplains, ravines and valleys. Due to these characteristics, Natural Open Space (Hazard Lands) have inherent environmental constraints such as flooding or erosion susceptibility, soil instability or any other physical condition which is severe enough to cause property damage or potential loss of life to upstream or downstream lands within the watershed, if these lands were to be developed. Uses permitted on Natural Open Space (Hazard Lands) are limited to conservation, forestry, agriculture, horticultural nurseries, fish and wildlife management areas, low intensity or passive type public or private recreational uses, and uses legally existing on July 16, 1990, subject to the following policies:

- 3.5.9.1 It is intended that Natural Open Space (Hazard Lands) will be conserved and that land uses or activities which could be affected by prevailing hazardous conditions such as flooding or erosion, will be prohibited in and adjacent to these areas.
- 3.5.9.4 Natural Open Space (Hazard Lands) shall be appropriately identified in the Zoning By-law. All lots which may abut a watercourse or its tributaries shall be subject to specific Zoning By-law regulations regarding lot area and setbacks from the watercourse and its tributaries. These requirements may be reduced, by amendment to the Zoning By-law, subject to the requirements of the Hamilton Region Conservation Authority, the Niagara Escarpment Commission, the Province and the City.
- 3.5.9.6 Where an existing structure in the Natural Open Space (Hazard Lands) designation is destroyed in a manner not related to the inherent physical or hazardous characteristics of the lands, permission may be granted by the City to permit the structure to be rebuilt on the site. In this regard, the City as well as the Ministry of Natural Resources, the Hamilton Region Conservation Authority and the Niagara Escarpment Commission, must be satisfied that the new structure will not be endangered by the prevailing hazard, specific to the site.
- 3.5.9.7 Any privately held lands delineated as Natural Open Space (Hazard Lands) shall not be considered as free and open to the general public, nor will designation as Natural Open Space (Hazard Lands) imply that such lands will necessarily be acquired by a public authority.

3.5.9.8 Severances shall not be permitted on Natural Open Space (Hazard Lands) except where required to allow the undertaking of works associated with flood or erosion control or for drainage or watercourse protection or the conservation of land.

4.2.2 Volume 2 - Rural Settlement Area Plan Maps

That the following Maps be amended by identifying the subject lands and changes as shown on Appendices 5 to 23 of this amendment:

- Volume 2, Map 1 – Alberton Rural Settlement Area Plan
- Volume 2, Map 2 – Copetown Rural Settlement Area Plan
- Volume 2, Map 3 – Jerseyville Rural Settlement Area Plan
- Volume 2, Map 4 – Carlisle Rural Settlement Area Plan
- Volume 2, Map 4a – Source Protection – Carlisle Vulnerable Areas
- Volume 2, Map 5 – Concession 5 East and Centre Road Rural Settlement Area Plan
- Volume 2, Map 6 – Flamborough Centre Rural Settlement Area Plan
- Volume 2, Map 7 – Freelon Rural Settlement Area Plan
- Volume 2, Map 7a – Source Protection – Freelon Vulnerable Areas
- Volume 2, Map 8 – Greensville Rural Settlement Area Plan
- Volume 2, Map 8c – Source Protection – Greensville Vulnerable Areas
- Volume 2, Map 9 – Kirkwall Rural Settlement Area Plan
- Volume 2, Map 10 – Lynden Rural Settlement Area Plan
- Volume 2, Map 11 – Millgrove Rural Settlement Area Plan
- Volume 2, Map 12 – Orkney Rural Settlement Area Plan
- Volume 2, Map 13 – Rockton Rural Settlement Area Plan
- Volume 2, Map 14 – Sheffield Rural Settlement Area Plan
- Volume 2, Map 15 – Strabane Rural Settlement Area Plan
- Volume 2, Map 16 – Troy Rural Settlement Area Plan
- Volume 2, Map 17 – Westover Rural Settlement Area Plan
- Volume 2, Map 18 – Woodburn Rural Settlement Area Plan
- Volume 2, Map 19 – Tapleystown Rural Settlement Area Plan

4.3 Volume 3 – Special Policy and Site Specific Areas

4.3.1 Chapter B - Rural Site Specific Areas

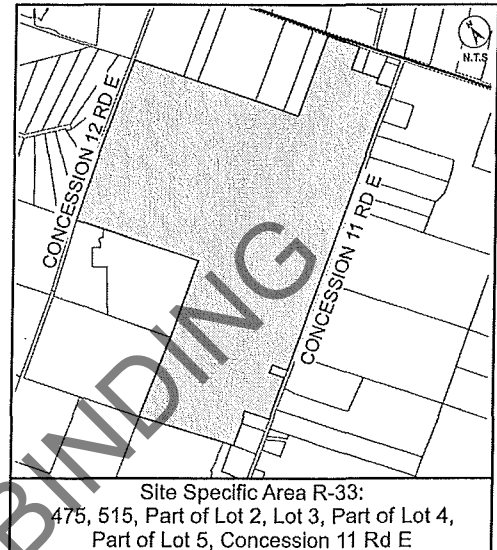
- A) That Volume 3, Chapter B – Rural Site Specific Areas be amended by deleting Site Specific R-6, Section 1.0 k) in its entirety relating to Hopkins Court (including policy and map insert) and re-lettering site specific l) as site specific k).

- B) That Volume 3, Chapter B – Rural Site Specific Areas be amended by adding a new site specific policy and map for the lands located at 475, 515, Parts of Lot 2, Lot 3, Part of Lot 4, Part of Lot 5 Concession 11 Road East as follows:

R-33 Lands Known as 475, 515, Parts of Lot 2, Lot 3, Part of Lot 4, and Part of Lot 5 Concession 11 Road East

- 1.0 For the lands known as 475, 515, Parts of Lot 2, Lot 3, Part of Lot 4, and Part of Lot 5 Concession 11 Road East designated Rural on Schedule "D – Rural Land Use Designations, the following additional policies shall apply, in accordance with the Conservation Easement:

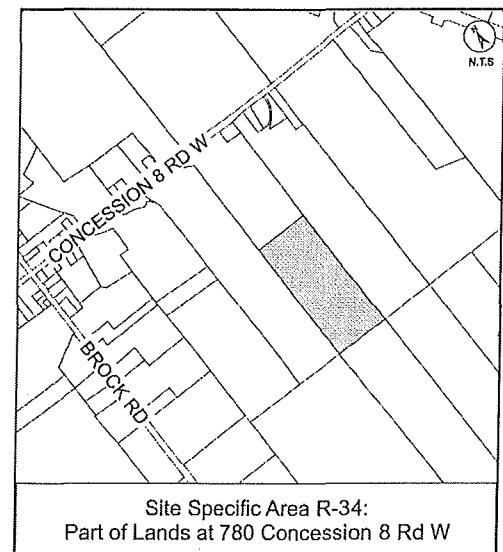
- a) A portion of the lands will be zoned to protect the natural heritage and hydrologic features and functions; and,
- b) A quarry and a pit are prohibited uses on the lands.



- C) That Volume 3, Chapter B – Rural Site Specific Areas be amended by adding a new site specific policy and map for part of the lands located at 780 Concession 8 Road West as follows:

R-34 Lands known as part of 780 Concession 8 Road West

- 1.0 Notwithstanding Section D.2.1.1.4 a) and b), a maximum gross floor area of 21,500.0 square metres may be permitted for all buildings associated with a Medical Marihuana Growing and Harvesting Facility, in accordance with the Zoning By-law.



4.3.2 Volume 3 - Appendices

That the following Appendix be amended by identifying the subject lands and changes as shown on Appendix 24 of this amendment:

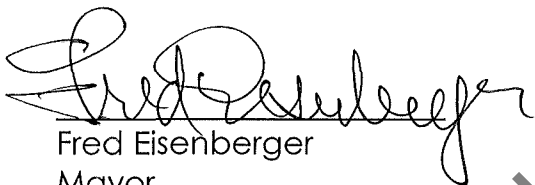
- Volume 3, Appendix A – Site Specific Key Map


5.0 Implementation:

An implementing Zoning By-Law Amendment will give effect to the intended uses on the subject lands.

This Schedule is Schedule "1" to By-law No. 15-172 passed on the 10th day of July, 2015.

The
City of Hamilton


Fred Eisenberger
Mayor


Rose Caterini
City Clerk

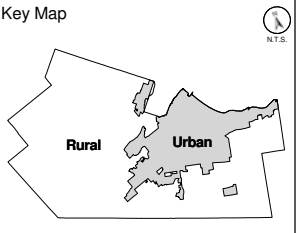
Appendix 1
Amendment No. 9
to the Rural Hamilton Official Plan

- Areas to be removed from "Core Areas"
- Areas to be added to "Core Areas"

Date:
July 8, 2015

Revised By:
JHE/NB

Reference File No.:
OPA-(R)-9



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

Deferral pending the resolution of the Official Plan Amendment application

Legend

- Rural Settlement Areas
- Natural Heritage Features**

Core Areas

Linkages

Greenbelt Protected Countryside

Greenbelt Natural Heritage System

Niagara Escarpment Plan Area
- 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 B
Natural Heritage System

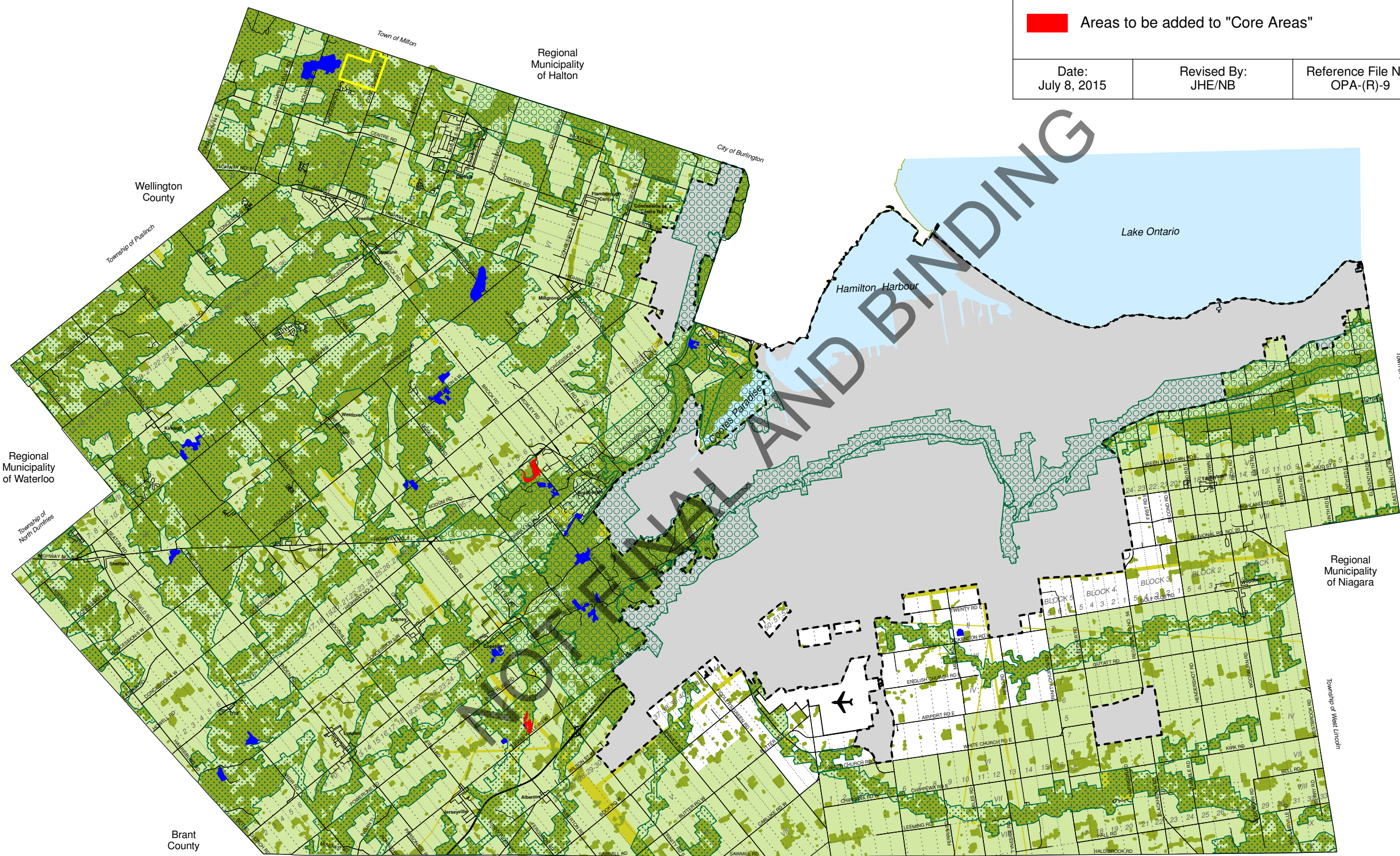
Not To Scale

Date: April 2014

Hamilton

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

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Haldimand County

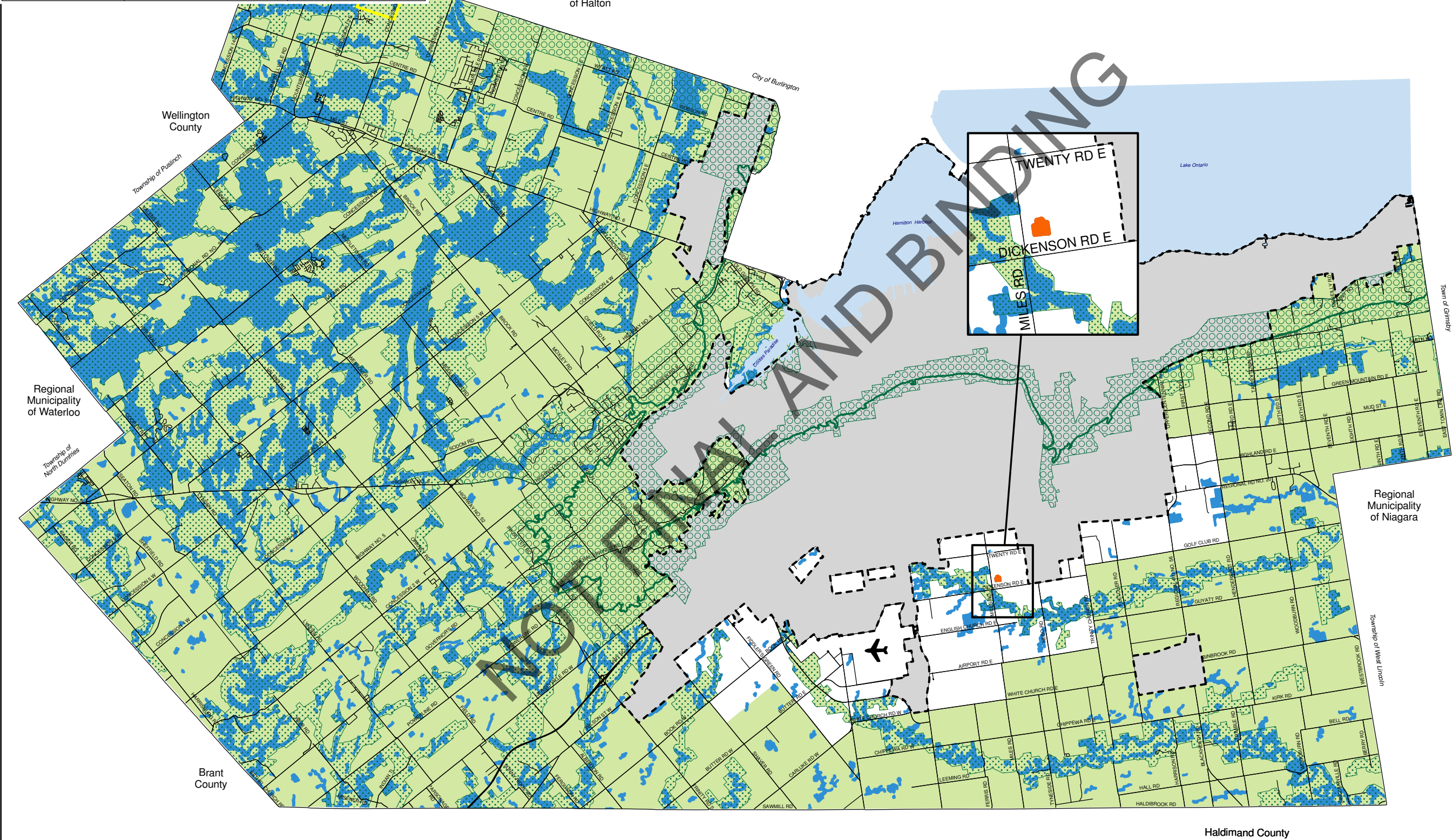
Appendix 1a
Amendment No. 9
to the Rural Hamilton Official Plan

Area to be deleted from "Provincially Significant Wetlands"

Date:
July 8, 2015

Revised By:
JHE/NB

Reference File No.:
OPA(R)-9



Key Map

Note: For Urban Detailed Natural Heritage Features refer to Schedule B-4 of the Urban Hamilton Official Plan.

Deferral pending the resolution of the Official Plan Amendment application

Legend

Key Natural Heritage and Key Hydrologic Feature Wetlands *

Greenbelt Protected Countryside

Greenbelt Natural Heritage System

Niagara Escarpment Plan Area

Other Features

Urban Area

John C. Munro Hamilton International Airport

Niagara Escarpment

Urban Boundary

Municipal Boundary

* Note: Feature mapped with a 30m Vegetation Protection Zone.

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

Rural Hamilton Official Plan
Schedule B-4
Detailed Natural Heritage Features
Key Natural Heritage Feature and Key Hydrologic Feature Wetlands

Not To Scale



Date: April 2014

Hamilton

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Appendix 2
Amendment No. 9
to the Rural Hamilton Official Plan

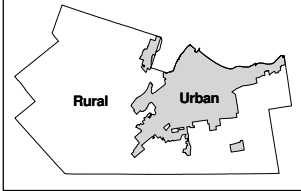
-  Areas to be removed from "Local Natural Area Environmentally Significant Area"
-  Areas to be added to "Local Natural Area Environmentally Significant Area"

Date:
July 8, 2015

Revised By:
JHE/NB

Reference File No.:
OPA-(R)-9

Key Map







Note: For Urban Detailed Natural Heritage Features refer to Schedule B-6 of the Urban Hamilton Official Plan.








Deferral pending the resolution of the Official Plan Amendment application

Legend

-  Local Natural Area Environmentally Significant Area
-  Greenbelt Protected Countryside
-  Greenbelt Natural Heritage System
-  Niagara Escarpment Plan Area

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



Date: April 2014

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Appendix 3
Amendment No. 9
To the Rural Hamilton Official Plan

Lands to be redesignated from “Open Space” to “Rural” (Concession 1, Block 5, Part of Lot 5 - Glanbrook)

Lands to be redesignated from “Mineral Aggregate Resource Extraction Areas” to “Rural” (Concession 8, Part of Lot 2 - Flamborough)

Lands to be redesignated from “Agricultural” to “Rural” (67 Concession 6 E)

Lands to be redesignated from “Agricultural” to “Open Space” (167 Highway No. 5 West)

Date:
July 8, 2015

Revised By:
LW/NB

Reference File No.:
OPA-(R)-9

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: April 10/14

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

Hamilton

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Appendix 4
Amendment No. 9
to the Rural Hamilton Official Plan

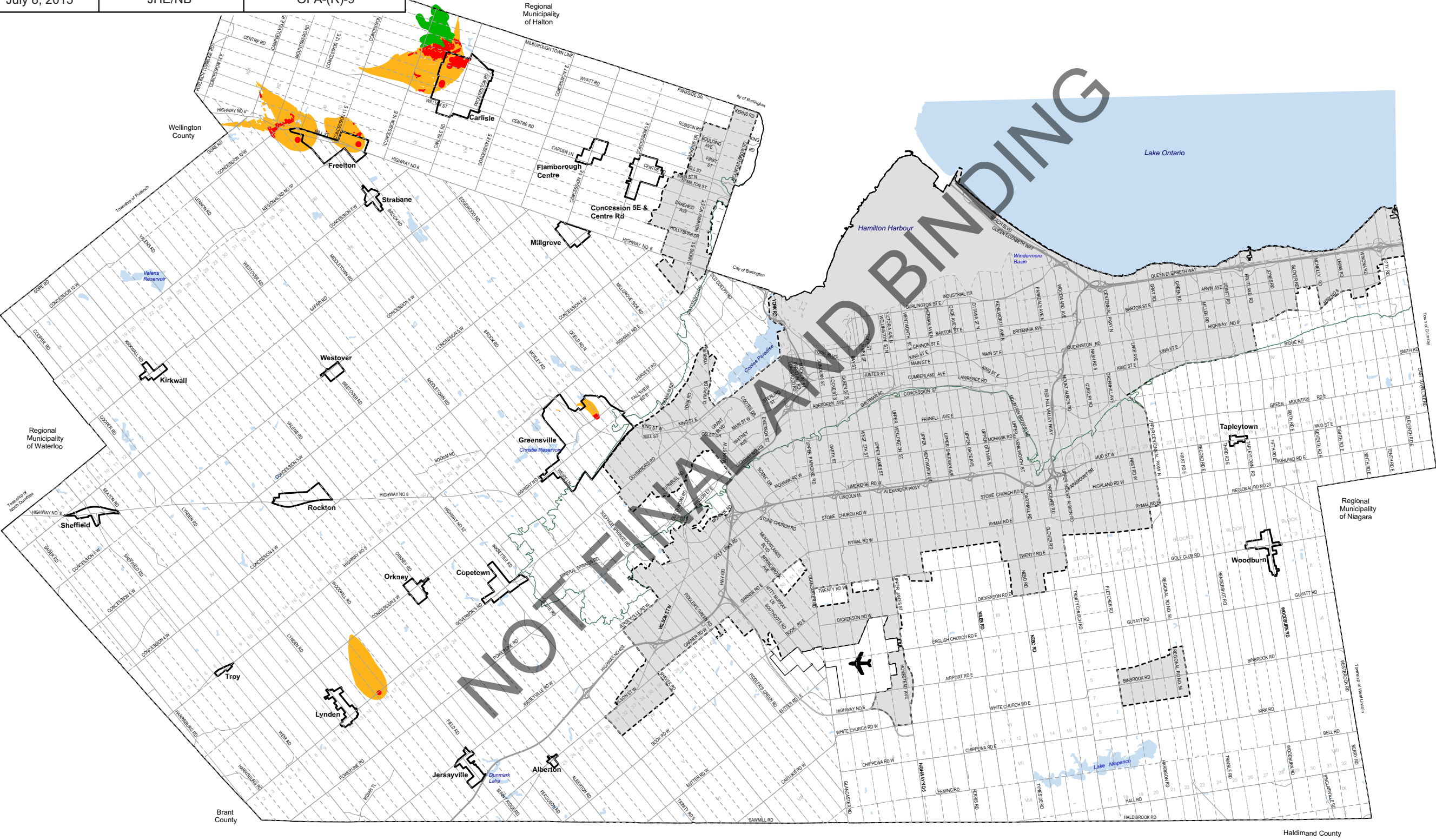
A new map to be added to Volume 1 as Schedule G.

Date:
July 8, 2015

Revised By:
JHE/NB

Reference File No.:
OPA-(R)-9

Note: For a detailed view of Source Protection Vulnerable Areas, refer to Volume 2, Rural Settlement Area Map 4a, Map 7a and Map 8c.



Legend

- Vulnerable Area 1
- Vulnerable Area 2
- Vulnerable Area 3

Other Features

- Urban Area
- Lake
- John C. Munro Hamilton International Airport
- Niagara Escarpment
- Urban Boundary
- Municipal Boundary

**Hamilton Official Plan
Volume 1: Schedule G
Source Protection Vulnerable Area**



Date: April 14, 2015
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Appendix "5"
Amendment No. 9
To the Rural Hamilton Official Plan

Lands to be redesignated from "Settlement Commercial" to "Settlement Residential"

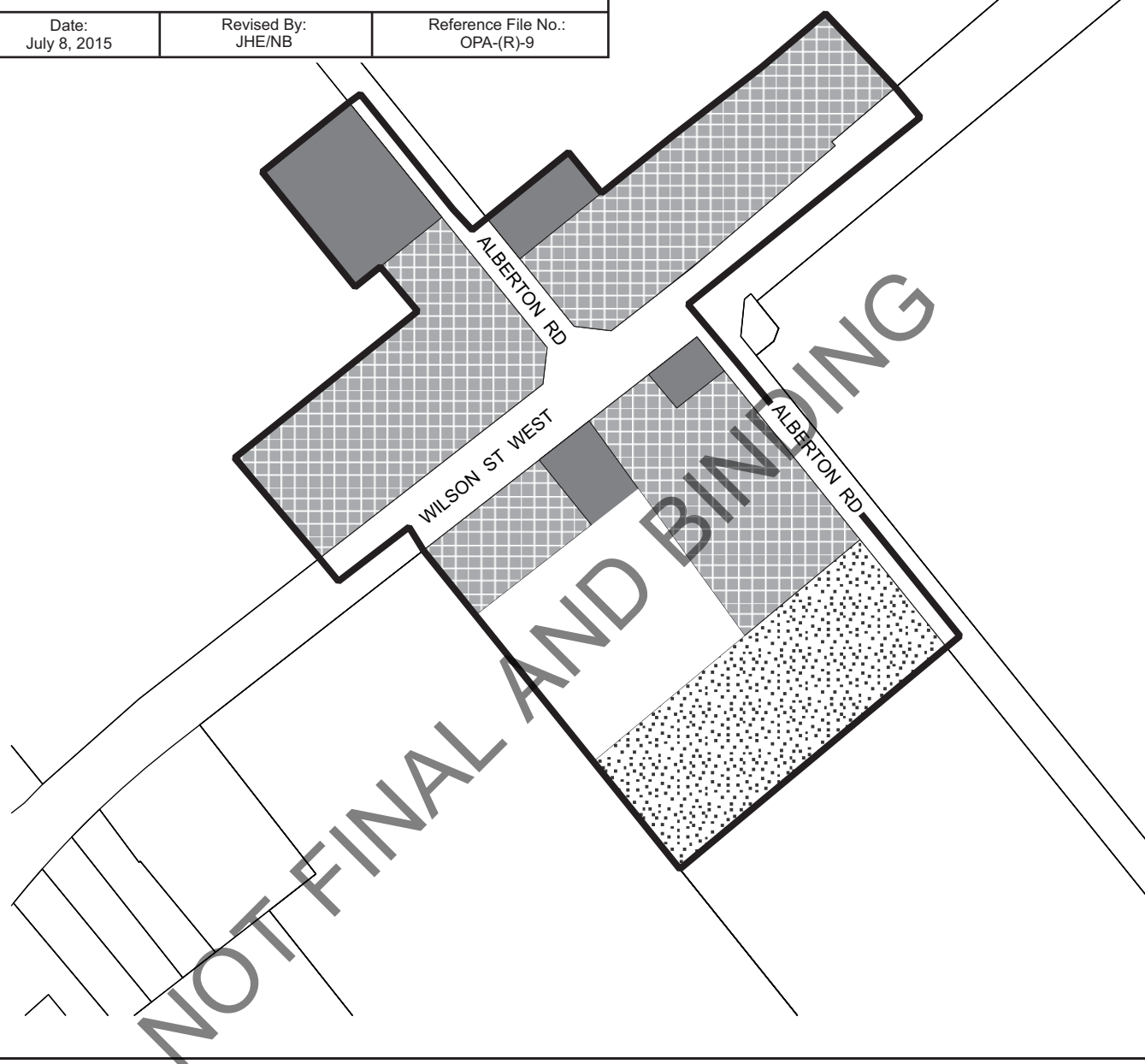
Date:
July 8, 2015

Revised By:
JHE/NB

Reference File No.:
OPA-(R)-9



N.T.S.



Legend

Settlement Area Boundary

LAND USE DESIGNATIONS

Settlement Residential

Settlement Commercial

Open Space and Parks Designations

Community Park

Volume 2: Map 1 Alberton Rural Settlement Area Plan





Rural Hamilton Official Plan

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



Hamilton

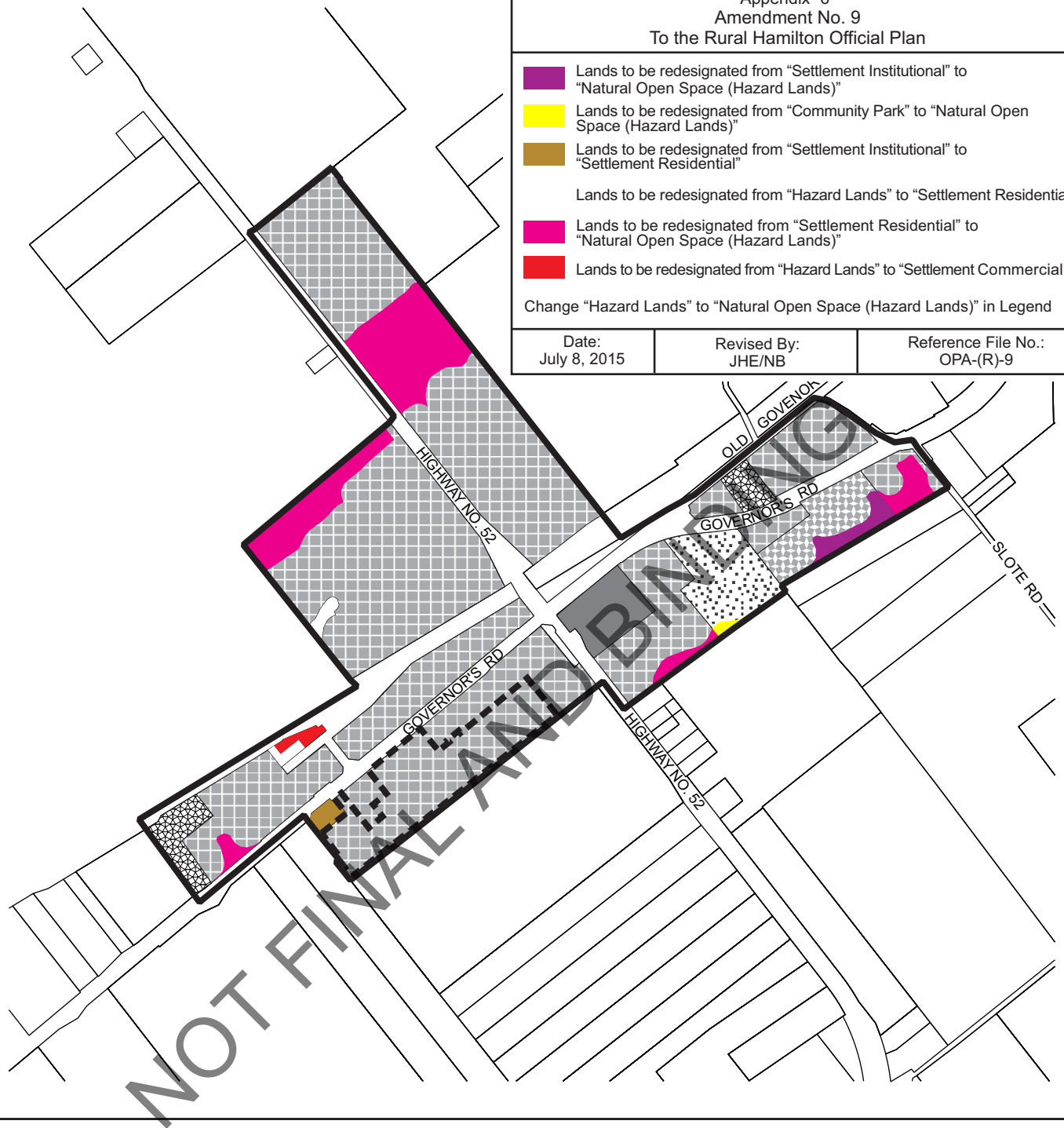
Appendix "6"
Amendment No. 9
To the Rural Hamilton Official Plan

-  Lands to be redesignated from "Settlement Institutional" to "Natural Open Space (Hazard Lands)"
 -  Lands to be redesignated from "Community Park" to "Natural Open Space (Hazard Lands)"
 -  Lands to be redesignated from "Settlement Institutional" to "Settlement Residential"
 - Lands to be redesignated from "Hazard Lands" to "Settlement Residential"
 -  Lands to be redesignated from "Settlement Residential" to "Natural Open Space (Hazard Lands)"
 -  Lands to be redesignated from "Hazard Lands" to "Settlement Commercial"
- Change "Hazard Lands" to "Natural Open Space (Hazard Lands)" in Legend



Date:
July 8, 2015

Revised By:
JHE/NB




Reference File No.:
OPA-(R)-9






Legend

-  Settlement Area Boundary
-  Site Specific Area 1

LAND USE DESIGNATIONS

-  Settlement Residential
-  Settlement Commercial
-  Settlement Institutional

Open Space and Parks Designations

-  Community Park
-  General Open Space
-  Hazard Lands

Volume 2: Map 2 Copetown Rural Settlement Area Plan

Rural Hamilton Official Plan

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

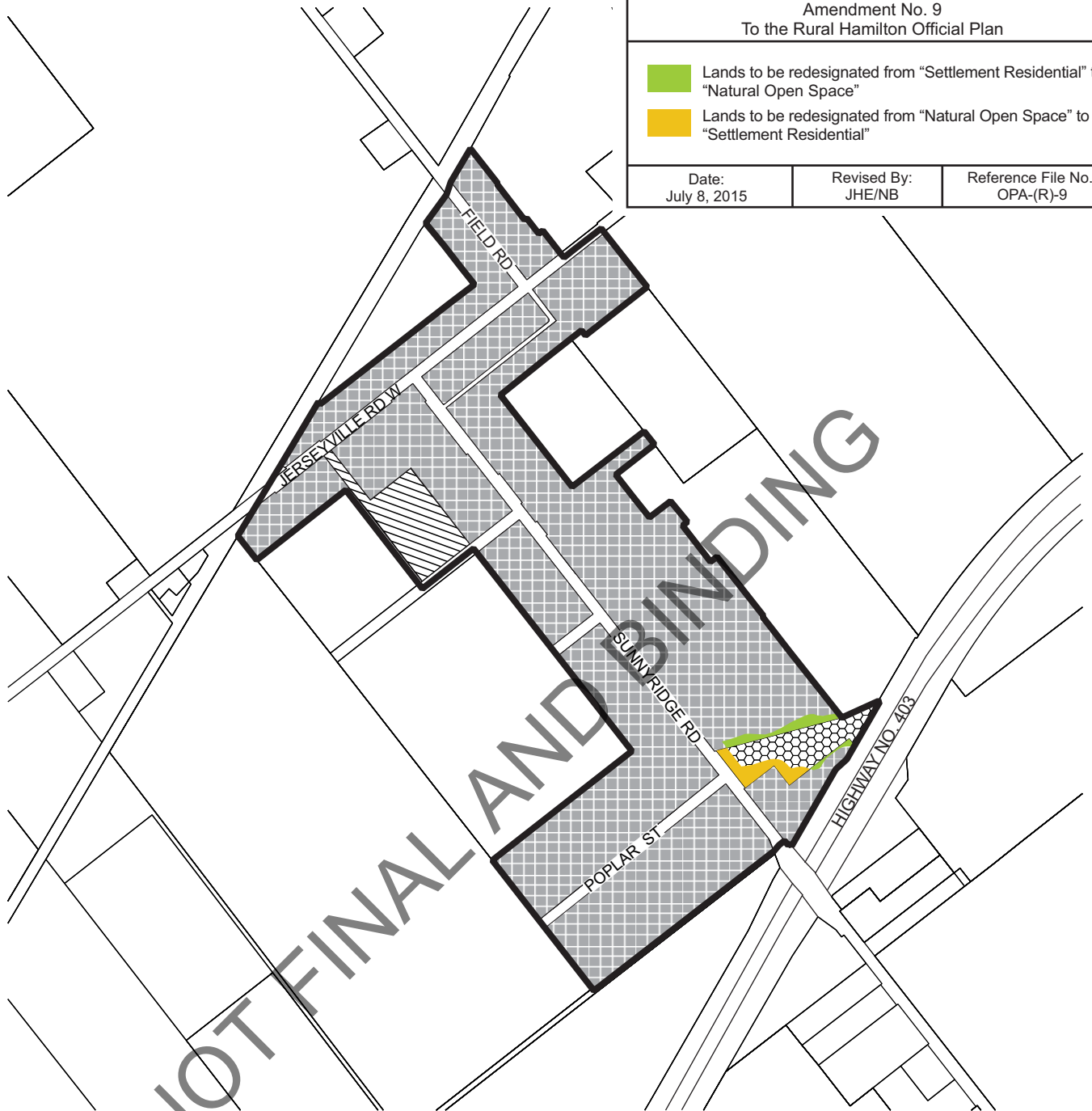
Appendix "7"
Amendment No. 9
To the Rural Hamilton Official Plan

- Lands to be redesignated from "Settlement Residential" to "Natural Open Space"
- Lands to be redesignated from "Natural Open Space" to "Settlement Residential"

Date:
July 8, 2015

Revised By:
JHE/NB

Reference File No.:
OPA-(R)-9



Legend

Settlement Area Boundary

LAND USE DESIGNATIONS

Settlement Residential

Open Space and Parks Designations

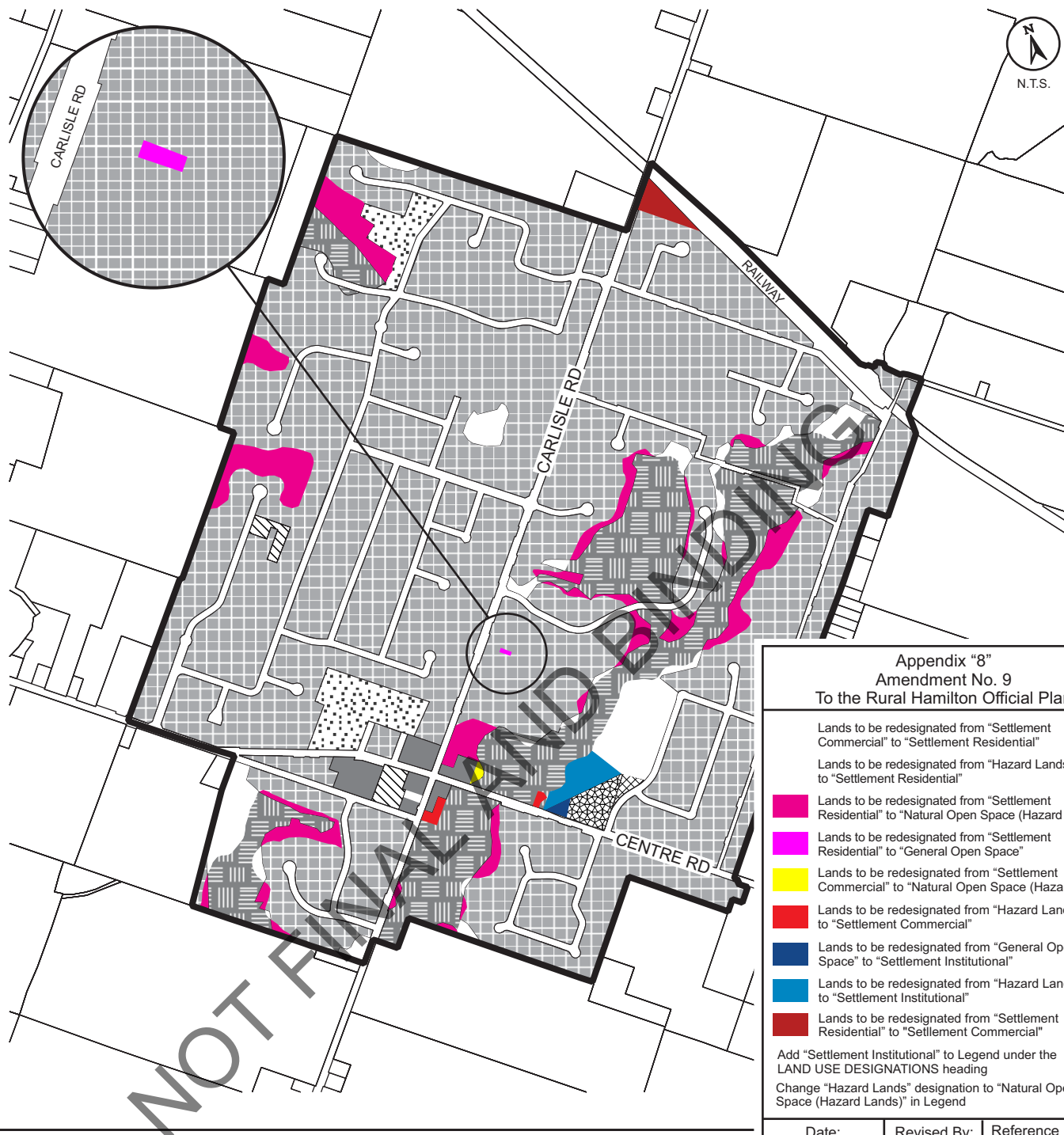
Neighbourhood Park

Natural Open Space

Volume 2: Map 3 Jerseyville Rural Settlement Area Plan

Rural Hamilton Official Plan

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



Appendix "8" Amendment No. 9 To the Rural Hamilton Official Plan

Lands to be redesignated from "Settlement Commercial" to "Settlement Residential"

Lands to be redesignated from "Hazard Lands" to "Settlement Residential"

Lands to be redesignated from "Settlement Residential" to "Natural Open Space (Hazard Lands)"

Lands to be redesignated from "Settlement Residential" to "General Open Space"

Lands to be redesignated from "Settlement Commercial" to "Natural Open Space (Hazard Lands)"

Lands to be redesignated from "Hazard Lands" to "Settlement Commercial"

Lands to be redesignated from "General Open Space" to "Settlement Institutional"

Lands to be redesignated from "Hazard Lands" to "Settlement Institutional"

Lands to be redesignated from "Settlement Residential" to "Settlement Commercial"

Add "Settlement Institutional" to Legend under the LAND USE DESIGNATIONS heading

Change "Hazard Lands" designation to "Natural Open Space (Hazard Lands)" in Legend

Date:
July 8, 2015

Revised By:
JHE/NB

Reference File No.:
OPA-(R)-9

Legend

Settlement Area Boundary

LAND USE DESIGNATIONS

Settlement Residential

Settlement Commercial

Open Space and Parks Designations

Community Park

General Open Space

Hazard Lands

Parkette

Neighbourhood Park

Volume 2: Map 4 Carlisle Rural Settlement Area Plan

Rural Hamilton Official Plan

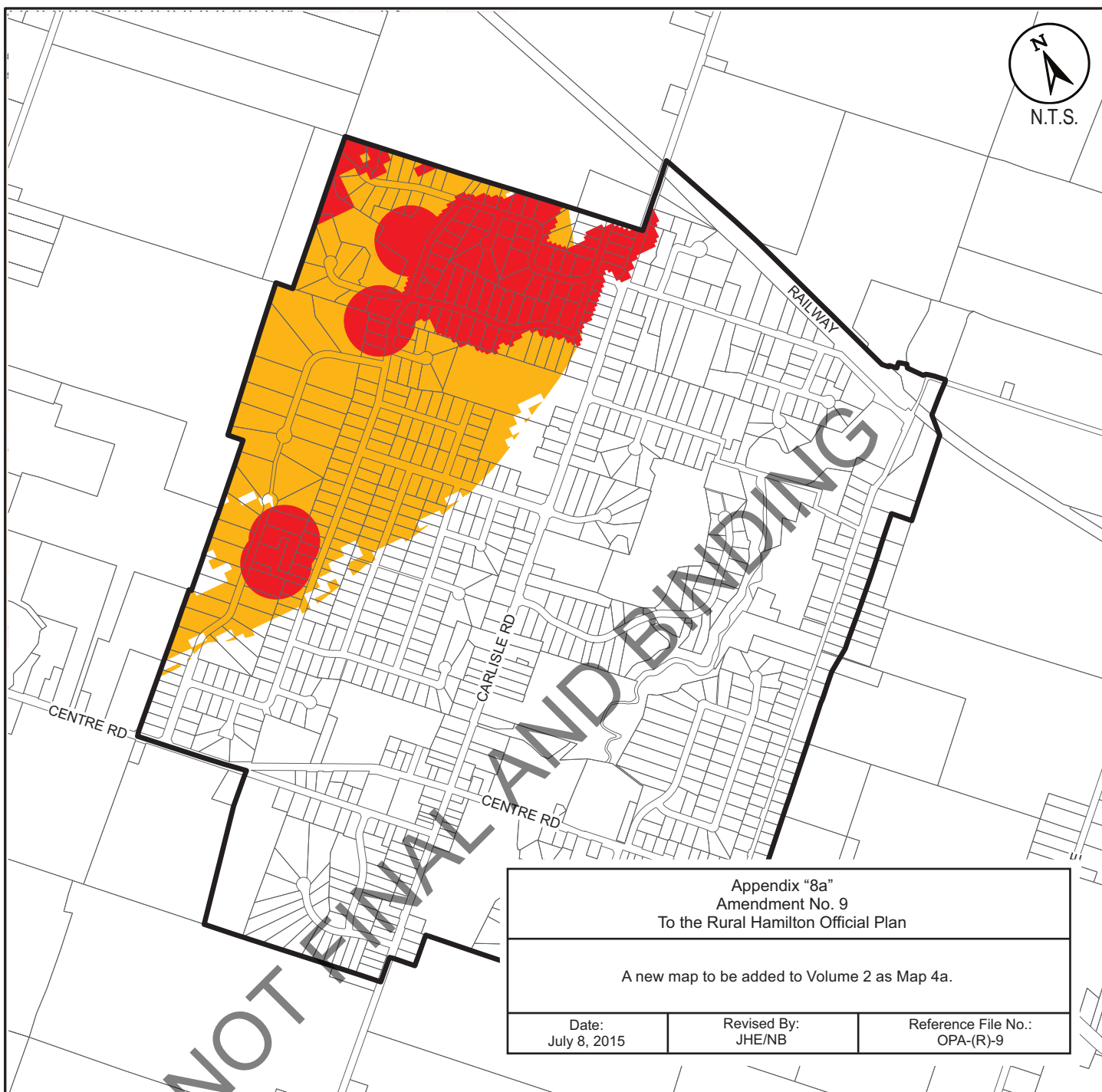
Council Adoption: September 27, 2006

Ministerial Approval: December 24, 2008

Effective Date: March 7, 2012



Hamilton



Appendix "8a"
Amendment No. 9
To the Rural Hamilton Official Plan




A new map to be added to Volume 2 as Map 4a.

Date:
July 8, 2015

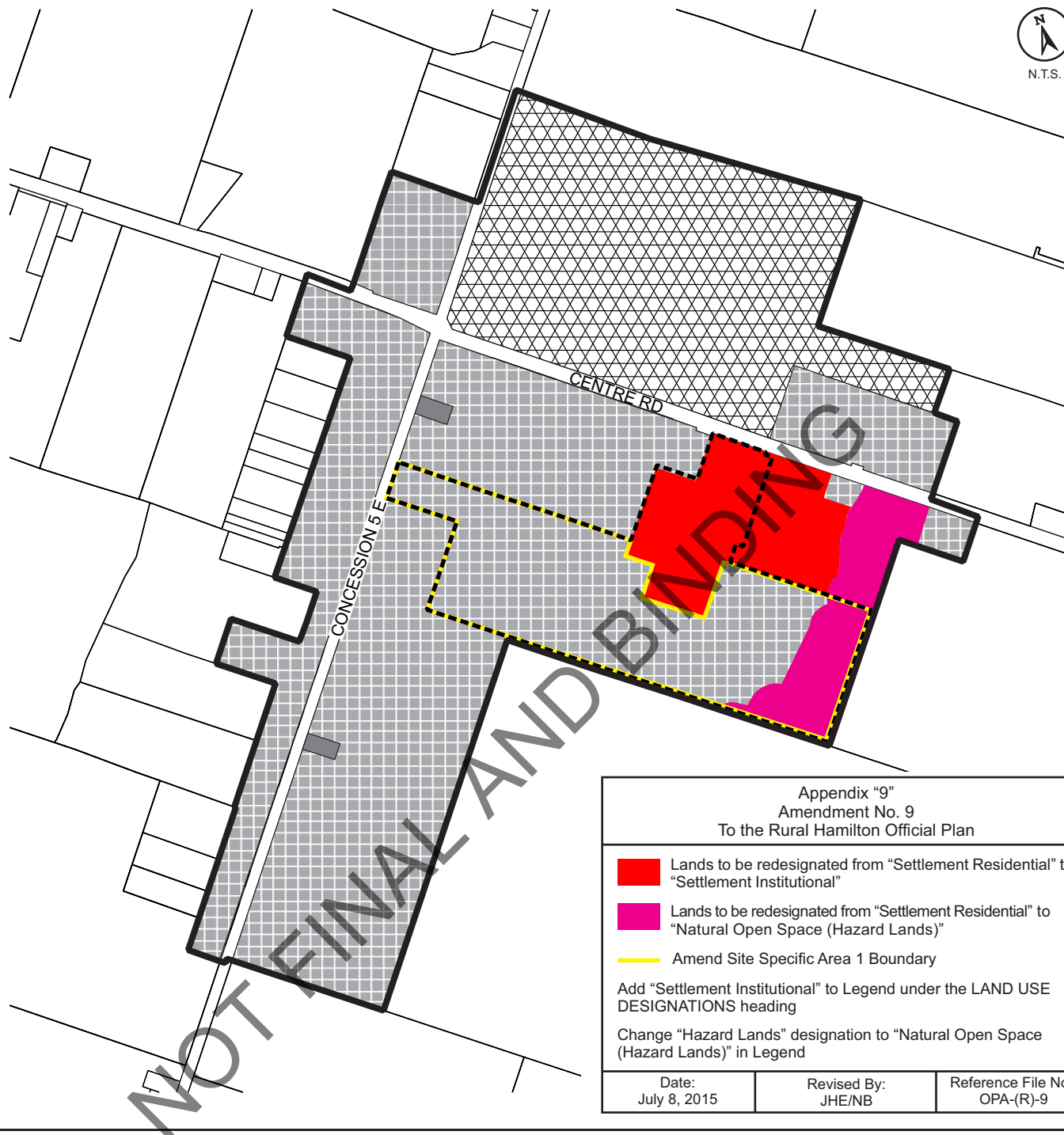
Revised By:
JHE/NB

Reference File No.:
OPA-(R)-9




Legend

-  Settlement Area Boundary
-  Vulnerable Area 1
-  Vulnerable Area 2

Volume 2: Map 4a
Carlisle Rural Settlement Area Plan
Source Protection - Carlisle Vulnerable Areas
Rural Hamilton Official Plan



Appendix "9"
Amendment No. 9
To the Rural Hamilton Official Plan

-  Lands to be redesignated from "Settlement Residential" to "Settlement Institutional"
-  Lands to be redesignated from "Settlement Residential" to "Natural Open Space (Hazard Lands)"
-  Amend Site Specific Area 1 Boundary

Add "Settlement Institutional" to Legend under the LAND USE DESIGNATIONS heading

Change "Hazard Lands" designation to "Natural Open Space (Hazard Lands)" in Legend

Date:
July 8, 2015

Revised By:
JHE/NB


Reference File No.:
OPA-(R)-9


Legend

 Settlement Area Boundary

 Site Specific Area 1

LAND USE DESIGNATIONS

 Settlement Residential

 Settlement Commercial

Open Space and Parks Designations

 City Wide Park

Volume 2: Map 5 Concession 5 E and Centre Road Rural Settlement Area Plan





Rural Hamilton Official Plan

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



Hamilton

Appendix "10"
Amendment No. 9
To the Rural Hamilton Official Plan

-  Lands to be redesignated from "Settlement Residential" to "Natural Open Space (Hazard Lands)"
-  Lands to be redesignated from "Hazard Lands" to "Settlement Residential"
-  Lands to be redesignated from "Settlement Residential" to "Settlement Institutional"
-  Lands to be redesignated from "General Open Space" to "Settlement Residential"
-  Lands to be redesignated from "Settlement Residential" to "Settlement Commercial"

Delete "General Open Space" designation from Legend

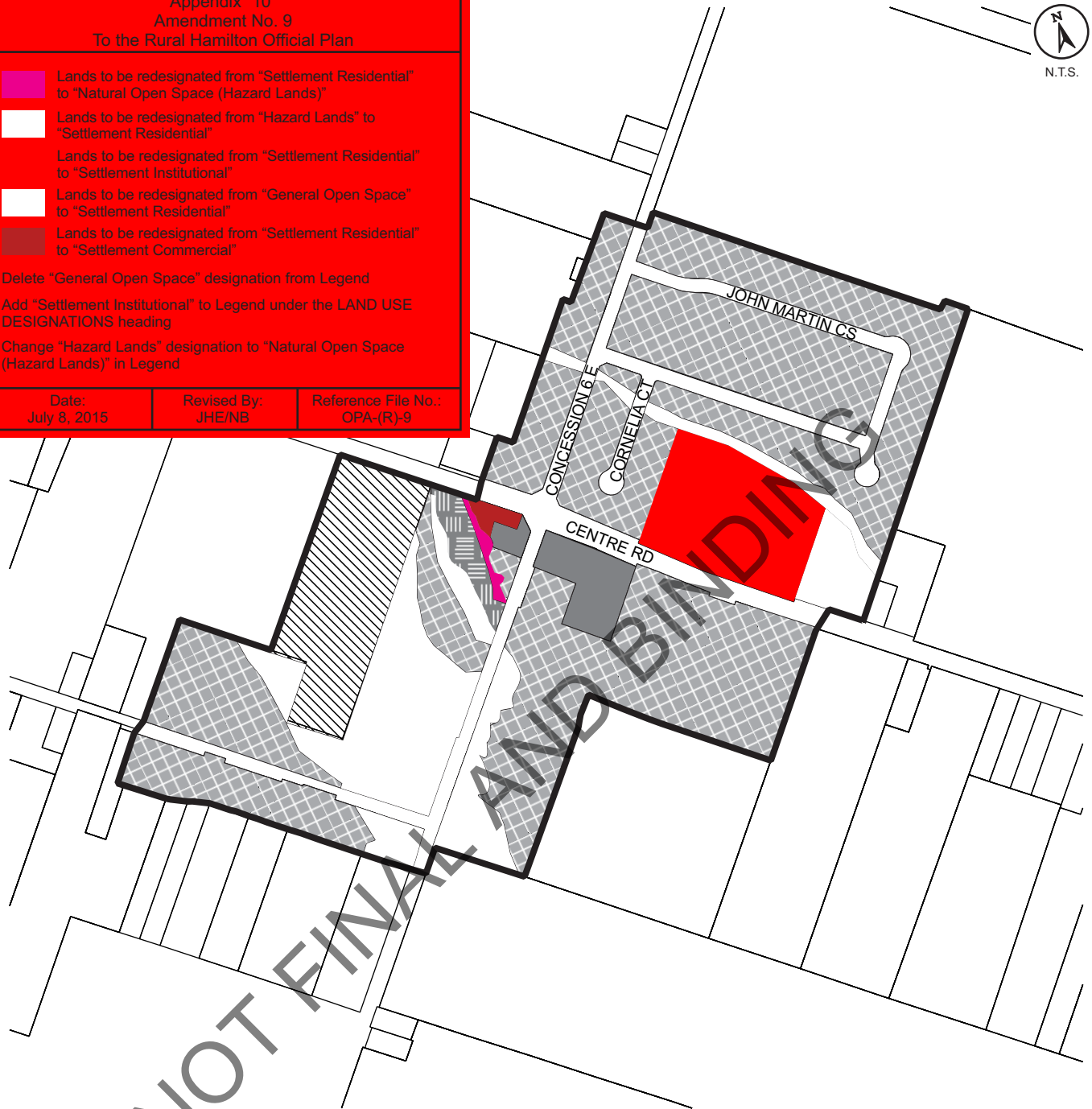
Add "Settlement Institutional" to Legend under the LAND USE DESIGNATIONS heading

Change "Hazard Lands" designation to "Natural Open Space (Hazard Lands)" in Legend

Date:
July 8, 2015

Revised By:
JHE/NB


Reference File No.:
OPA-(R)-9




Legend

 Settlement Area Boundary


LAND USE DESIGNATIONS


 Settlement Residential

 Settlement Commercial

Open Space and Parks Designations

 Neighbourhood Park

 General Open Space

 Hazard Lands

Volume 2: Map 6 Flamborough Centre Rural Settlement Area Plan

Rural Hamilton Official Plan

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



Hamilton

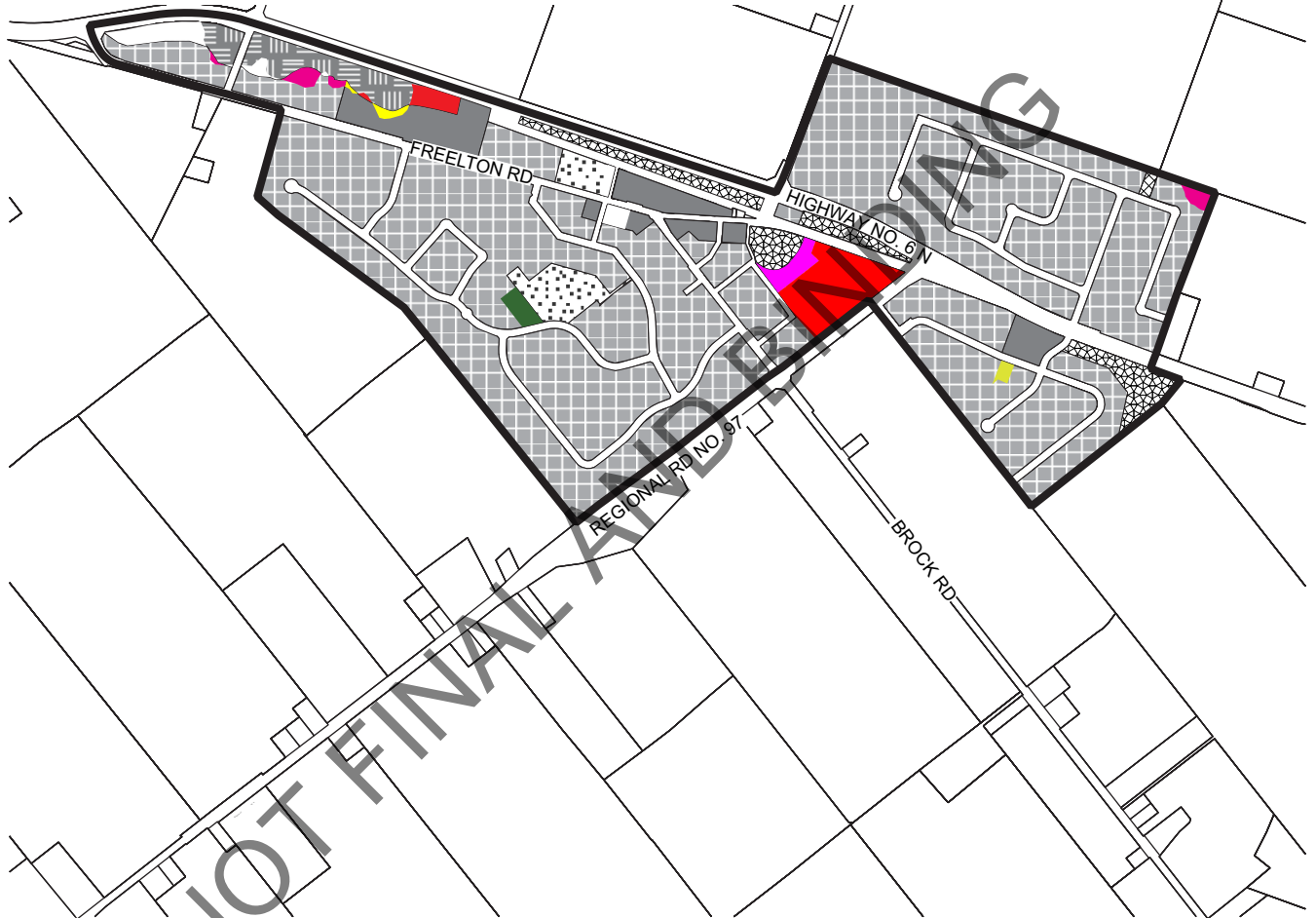
Appendix "11"
Amendment No. 9
To the Rural Hamilton Official Plan

Lands to be redesignated from "Settlement Commercial" to "Settlement Residential"	Lands to be redesignated from "Settlement Commercial" to "Natural Open Space (Hazard Lands)"
Lands to be redesignated from "Settlement Residential" to "Settlement Institutional"	Lands to be redesignated from "Settlement Residential" to "Community Park"
Lands to be redesignated from "Hazard Lands" to "Settlement Residential"	Lands to be redesignated from "Settlement Residential" to "General Open Space"
Lands to be redesignated from "Settlement Residential" to "Natural Open Space (Hazard Lands)"	Lands to be redesignated from "Settlement Residential" to "Parkette"
Lands to be redesignated from "General Open Space" to "Settlement Residential"	Add "Settlement Institutional" to Legend under the LAND USE DESIGNATIONS heading
Lands to be redesignated from "Hazard Lands" to "Settlement Commercial"	Change "Hazard Lands" designation to "Natural Open Space (Hazard Lands)" in Legend

Date:
July 8, 2015

Revised By:
JHE/NB

Reference File No.:
OPA-(R)-9



Legend

— Settlement Area Boundary

LAND USE DESIGNATIONS

	Settlement Residential
	Settlement Commercial

Open Space and Parks Designations

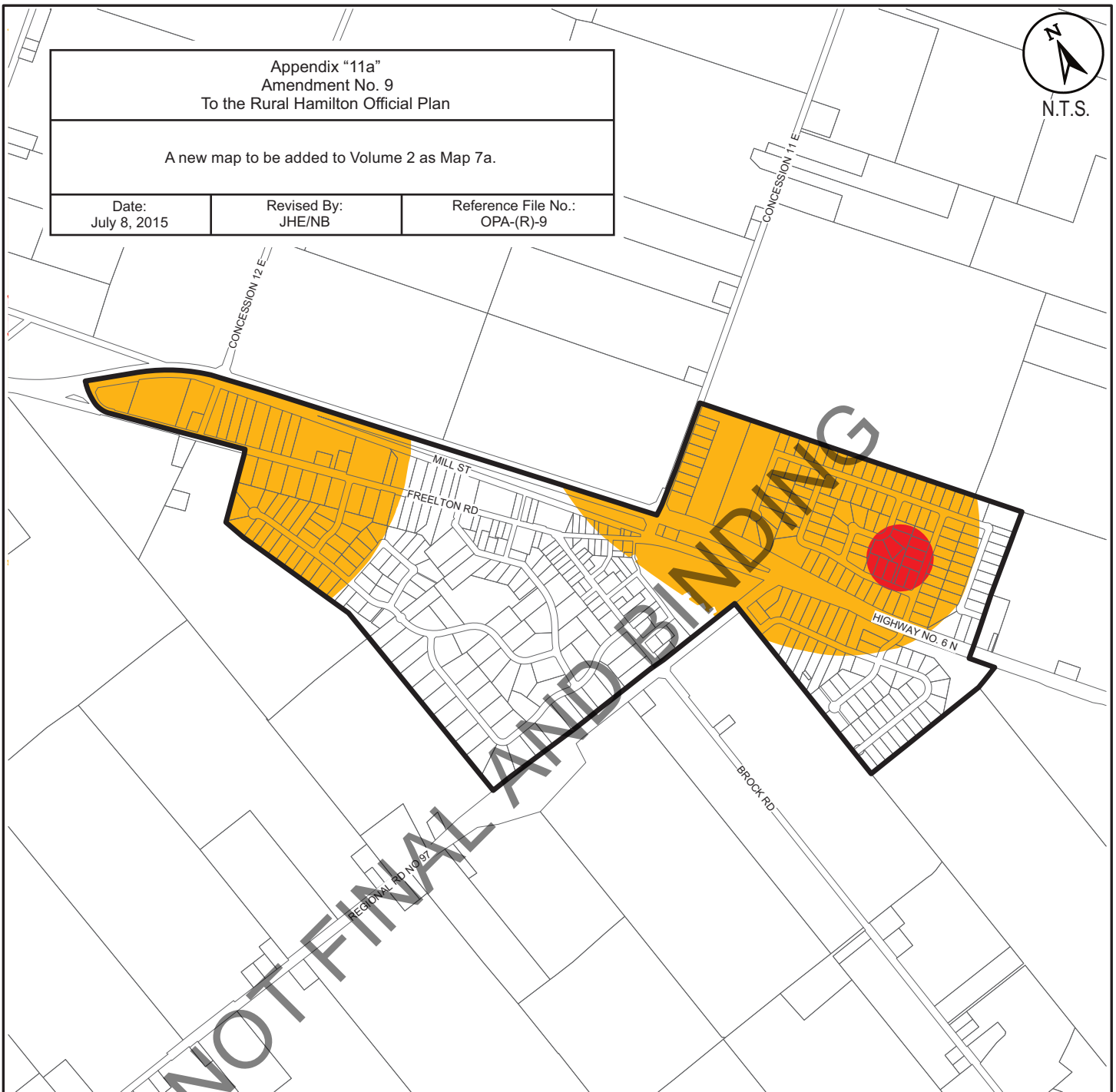
	Community Park
	General Open Space
	Hazard Lands
	Parkette

Volume 2: Map 7 Freelon Rural Settlement Area Plan




Rural Hamilton Official Plan

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

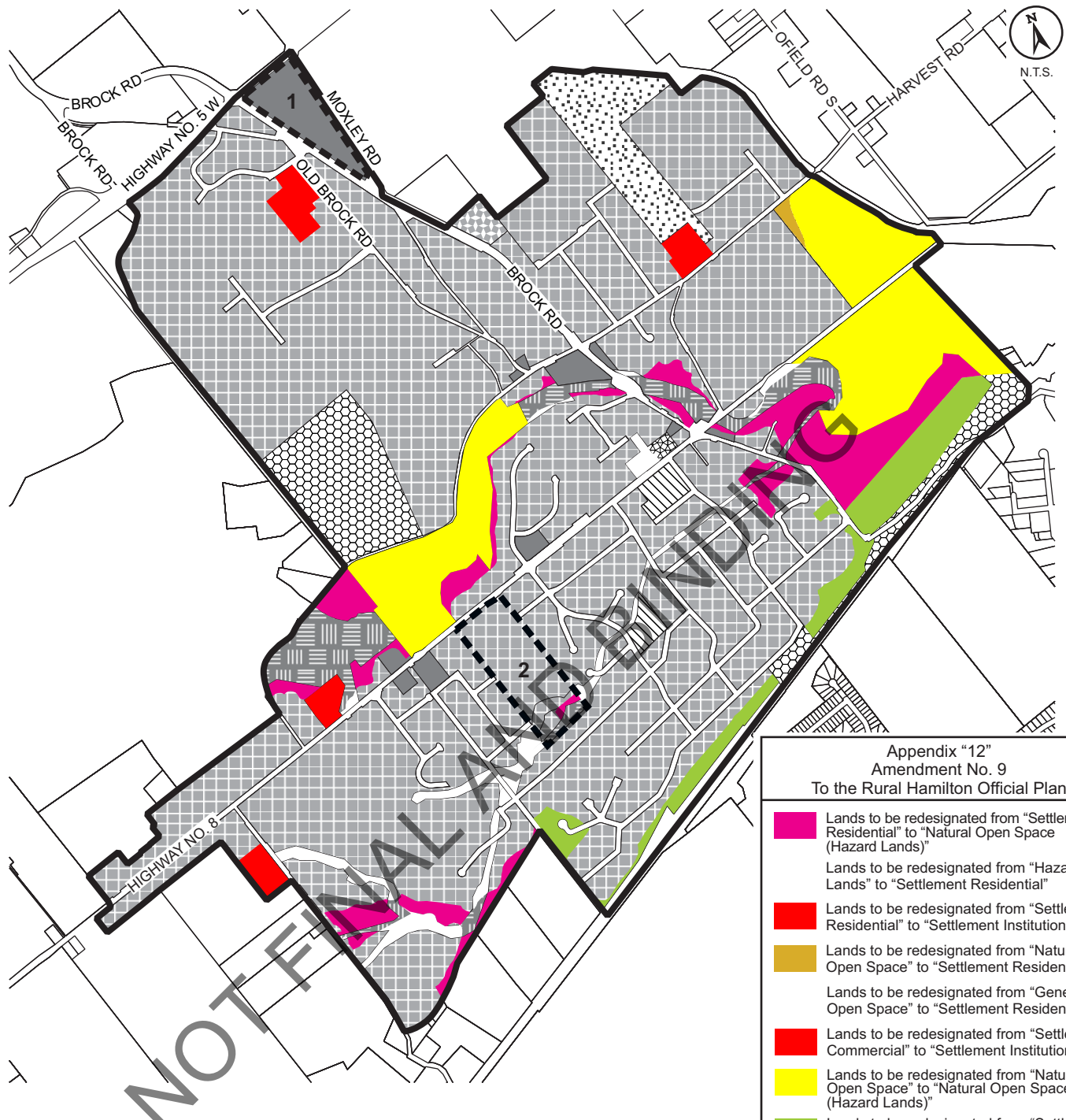
Appendix "11a" Amendment No. 9 To the Rural Hamilton Official Plan		
A new map to be added to Volume 2 as Map 7a.		
Date: July 8, 2015	Revised By: JHE/NB	Reference File No.: OPA-(R)-9



Legend

-  Settlement Area Boundary
-  Vulnerable Area 1
-  Vulnerable Area 2

Volume 2: Map 7a Freelon Rural Settlement Area Plan Source Protection - Freelon Vulnerable Areas Rural Hamilton Official Plan



Legend

— Settlement Area Boundary

- - - Site Specific Area

LAND USE DESIGNATIONS

Settlement Residential

Settlement Commercial

Settlement Institutional

Open Space and Parks Designations

Community Park

General Open Space

Hazard Lands

Natural Open Space

Neighbourhood Park

Appendix "12" Amendment No. 9 To the Rural Hamilton Official Plan

- Lands to be redesignated from "Settlement Residential" to "Natural Open Space (Hazard Lands)"
 - Lands to be redesignated from "Hazard Lands" to "Settlement Residential"
 - Lands to be redesignated from "Settlement Residential" to "Settlement Institutional"
 - Lands to be redesignated from "Natural Open Space" to "Settlement Residential"
 - Lands to be redesignated from "General Open Space" to "Settlement Residential"
 - Lands to be redesignated from "Settlement Commercial" to "Settlement Institutional"
 - Lands to be redesignated from "Natural Open Space" to "Natural Open Space (Hazard Lands)"
 - Lands to be redesignated from "Settlement Residential" to "Natural Open Space"
- Change "Hazard Lands" designation to "Natural Open Space (Hazard Lands)" in Legend

Date:
July 8, 2015

Revised By:
JHE/NB

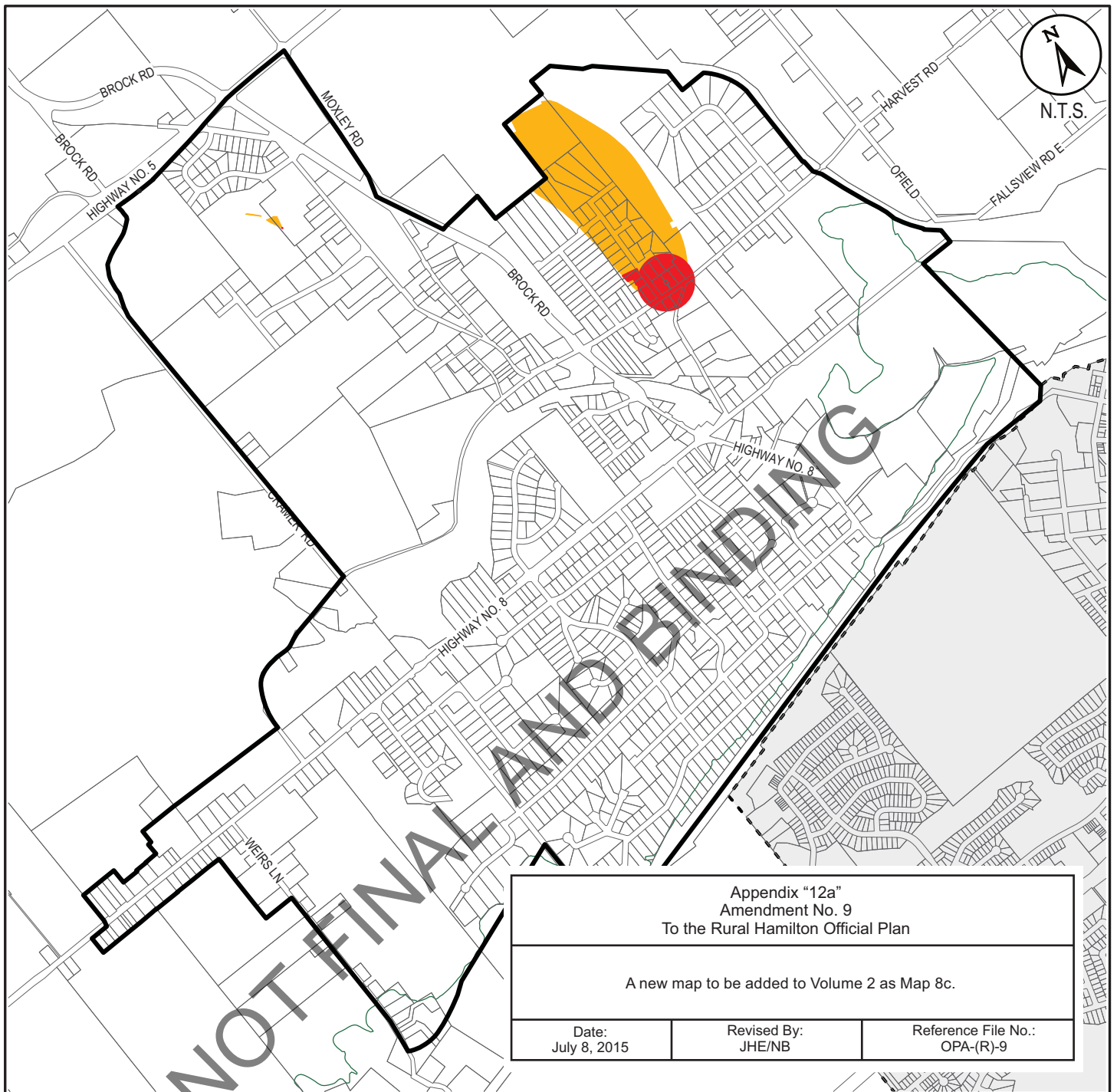
Reference File No.:
OPA-(R)-9

Volume 2: Map 8a Greenville Rural Settlement Area Plan Rural Hamilton Official Plan





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



Hamilton



Legend

-  Settlement Area Boundary
-  Vulnerable Area 1
-  Vulnerable Area 2
-  Urban Boundary

Volume 2: Map 8c Greenville Rural Settlement Area Plan Source Protection - Greenville Vulnerable Areas Rural Hamilton Official Plan

Appendix "13"
Amendment No. 9
To the Rural Hamilton Official Plan

- Lands to be redesignated from "General Open Space" to "Settlement Institutional"
- Lands to be redesignated from "Settlement Residential" to "Settlement Institutional"
- Lands to be redesignated from "Settlement Residential" to "Natural Open Space (Hazard Lands)"

Amend Rural Settlement Area Boundary

Add "Settlement Institutional" to Legend under the LAND USE DESIGNATIONS heading

Add "Natural Open Space (Hazard Lands)" to Legend under the Open Space and Parks heading

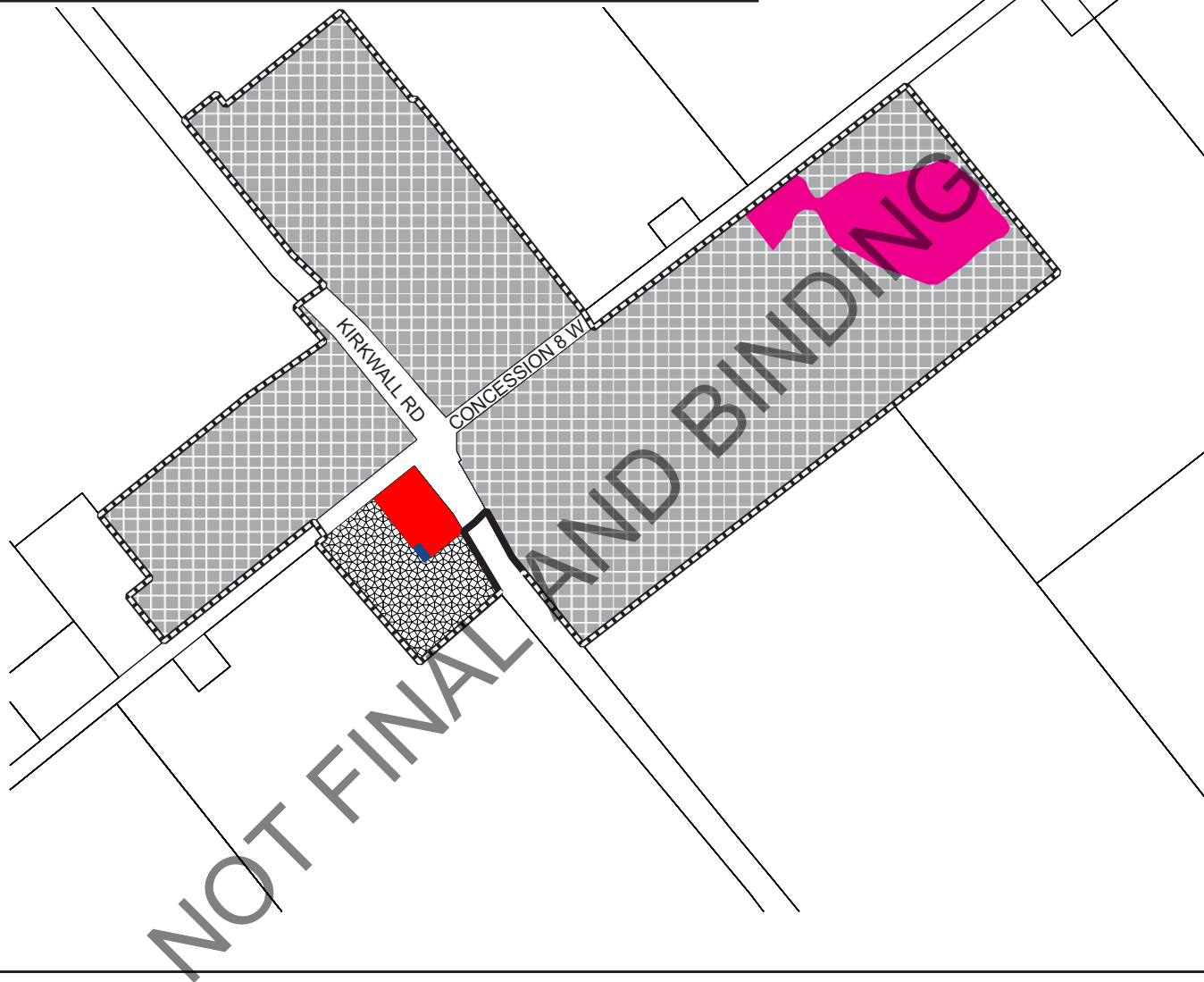
Date:
July 8, 2015

Revised By:
JHE/NB

Reference File No.:
OPA-(R)-9



N.T.S.



Legend

Settlement Area Boundary

LAND USE DESIGNATIONS

Settlement Residential

Open Space and Parks Designations

General Open Space

Volume 2: Map 9 Kirkwall Rural Settlement Area Plan

Rural Hamilton Official Plan

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




Hamilton

Appendix "14"
Amendment No. 9
To the Rural Hamilton Official Plan

Lands to be redesignated from "Settlement Commercial" to "Settlement Residential"

Lands to be redesignated from "Hazard Lands" to "Settlement Residential"

 Lands to be redesignated from "Settlement Residential" to "Natural Open Space (Hazard Lands)"

 Lands to be redesignated from "Settlement Residential" to "General Open Space"

 Remove "Settlement Residential" designation

 Remove "Site Specific Area 1"

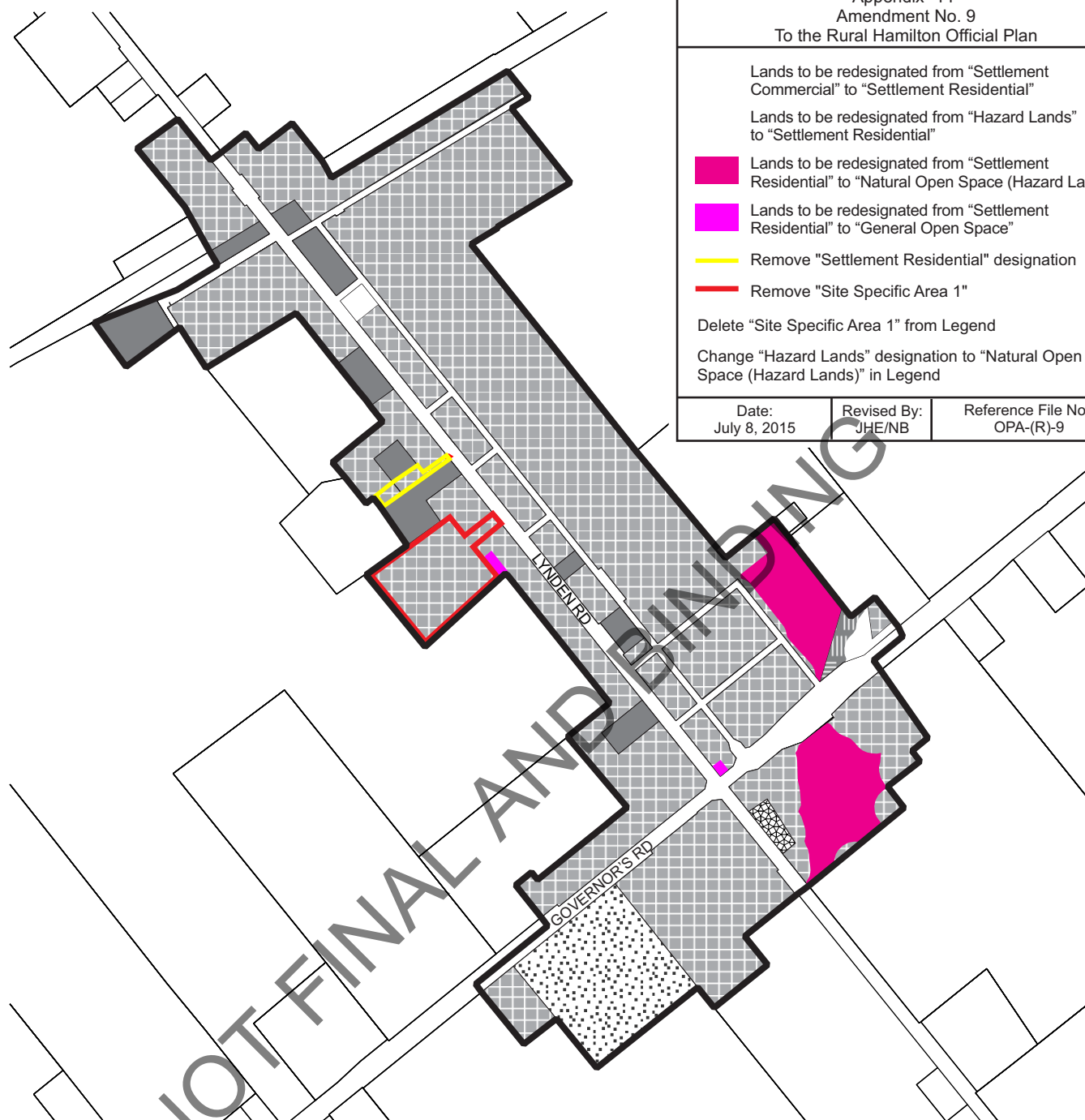
Delete "Site Specific Area 1" from Legend

Change "Hazard Lands" designation to "Natural Open Space (Hazard Lands)" in Legend

Date:
July 8, 2015

Revised By:
JHE/NB

Reference File No.:
OPA-(R)-9




Legend

 Settlement Area Boundary

 Site Specific Area 1


LAND USE DESIGNATIONS


 Settlement Residential

 Settlement Commercial

Open Space and Parks Designations

 Community Park

 General Open Space

 Hazard Lands

Volume 2: Map 10 Lynden Rural Settlement Area Plan

Rural Hamilton Official Plan

Council Adoption: September 27, 2006

Ministerial Approval: December 24, 2008

Effective Date: March 7, 2012



Hamilton

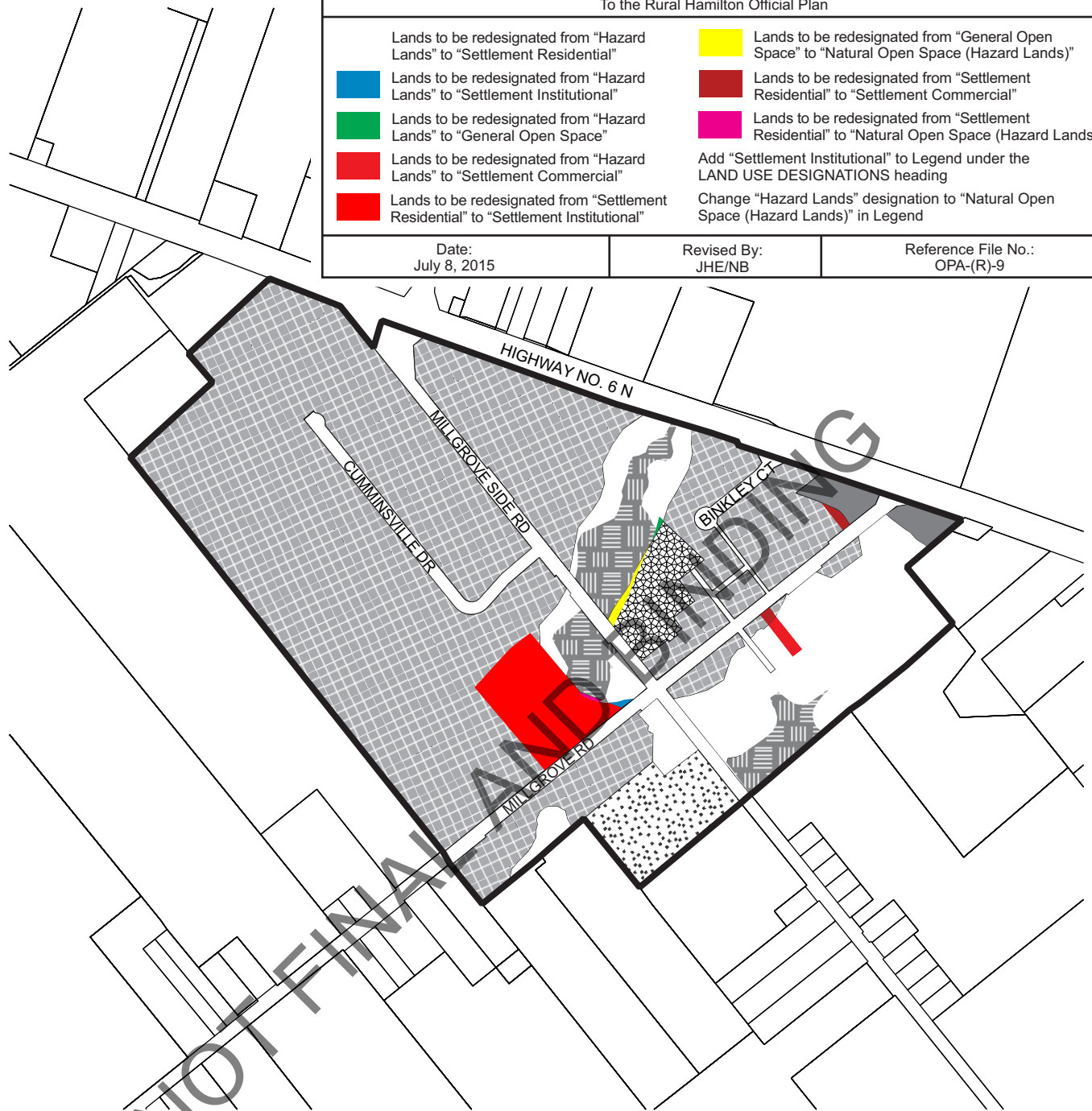
Appendix "15"
Amendment No. 9
To the Rural Hamilton Official Plan

Lands to be redesignated from "Hazard Lands" to "Settlement Residential"	Lands to be redesignated from "General Open Space" to "Natural Open Space (Hazard Lands)"
Lands to be redesignated from "Hazard Lands" to "Settlement Institutional"	Lands to be redesignated from "Settlement Residential" to "Settlement Commercial"
Lands to be redesignated from "Hazard Lands" to "General Open Space"	Lands to be redesignated from "Settlement Residential" to "Natural Open Space (Hazard Lands)"
Lands to be redesignated from "Hazard Lands" to "Settlement Commercial"	Add "Settlement Institutional" to Legend under the LAND USE DESIGNATIONS heading
Lands to be redesignated from "Settlement Residential" to "Settlement Institutional"	Change "Hazard Lands" designation to "Natural Open Space (Hazard Lands)" in Legend

Date:
July 8, 2015

Revised By:
JHE/NB

Reference File No.:
OPA-(R)-9



Legend

— Settlement Area Boundary

LAND USE DESIGNATIONS

Settlement Residential

Settlement Commercial

Open Space and Parks Designations

Community Park

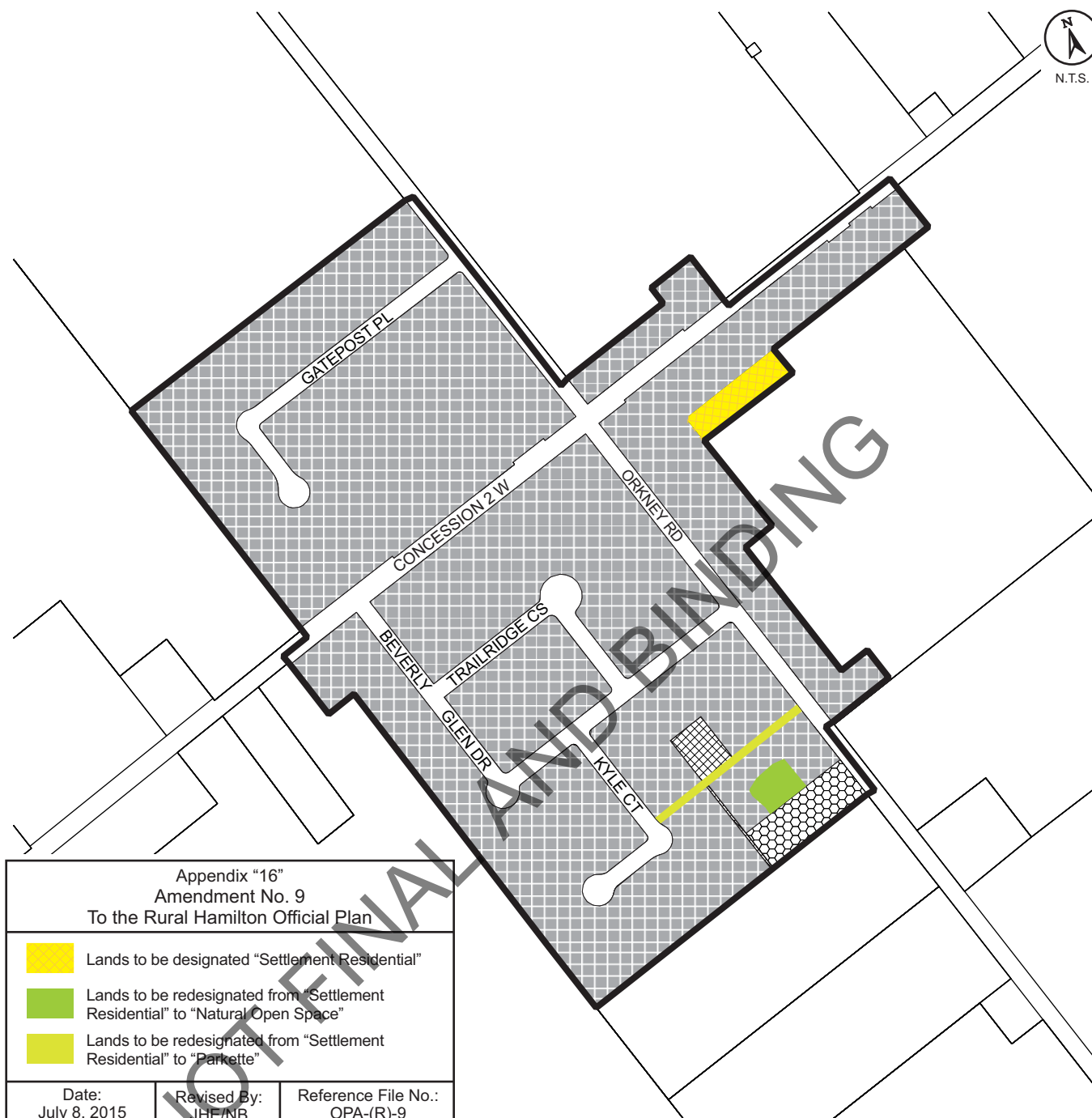
General Open Space




Hazard Lands

Volume 2: Map 11 Millgrove Rural Settlement Area Plan

Rural Hamilton Official Plan

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



Appendix "16" Amendment No. 9 To the Rural Hamilton Official Plan		
	Lands to be designated "Settlement Residential"	
	Lands to be redesignated from "Settlement Residential" to "Natural Open Space"	
	Lands to be redesignated from "Settlement Residential" to "Parkette"	
Date: July 8, 2015	Revised By: JHE/NB	Reference File No.: OPA-(R)-9


Legend

 Settlement Area Boundary

LAND USE DESIGNATIONS

 Settlement Residential

Open Space and Parks Designations

 Natural Open Space

 Parkette

Volume 2: Map 12 Orkney Rural Settlement Area Plan





Rural Hamilton Official Plan

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



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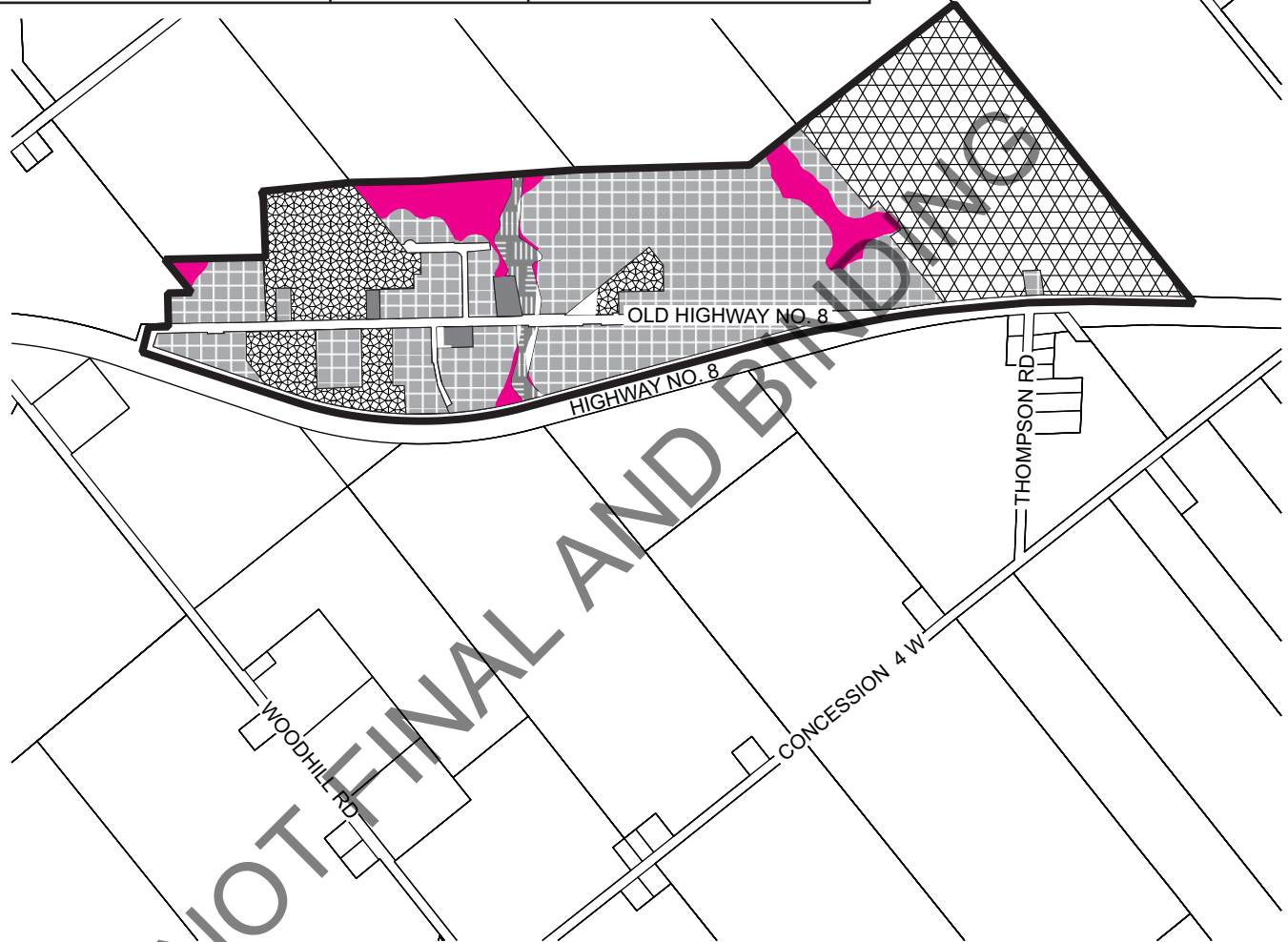
Appendix "17"
Amendment No. 9
To the Rural Hamilton Official Plan

-  Lands to be redesignated from "Settlement Residential" to "Natural Open Space (Hazard Lands)"
-  Lands to be redesignated from "Hazard Lands" to "Settlement Residential"
-  Lands to be redesignated from "General Open Space" to "Settlement Residential"
-  Lands to be redesignated from "Settlement Commercial" to "Settlement Residential"
- Change "Hazard Lands" designation to "Natural Open Space (Hazard Lands)" in Legend

Date:
July 8, 2015

Revised By:
JHE/NB


Reference File No.:
OPA-(R)-9




Legend

 Settlement Area Boundary


LAND USE DESIGNATIONS


 Settlement Residential

 Settlement Commercial

Open Space and Parks Designations

 City Wide Park

 General Open Space

 Hazard Lands

Volume 2: Map 13 Rockton Rural Settlement Area Plan

Rural Hamilton Official Plan

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

Appendix "18"
Amendment No. 9
To the Rural Hamilton Official Plan



- Lands to be redesignated from "Settlement Residential" to "Settlement Institutional"
- Lands to be redesignated from "Settlement Residential" to "Natural Open Space (Hazard Lands)"

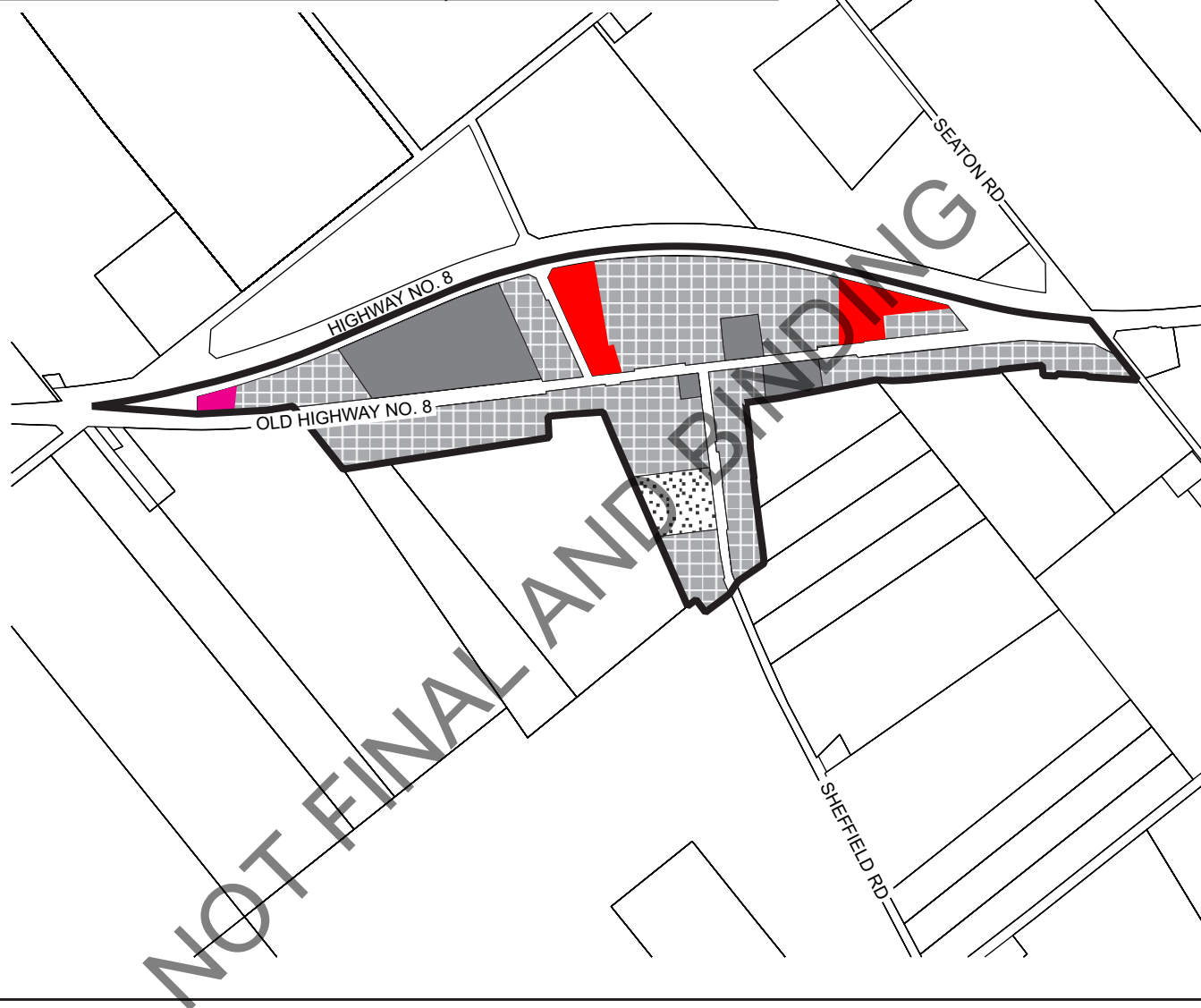
Add "Settlement Institutional" to Legend under the LAND USE DESIGNATIONS heading

Add "Natural Open Space (Hazard Lands)" to Legend under the Open Space and Parks heading

Date:
July 8, 2015

Revised By:
JHE/NB

Reference File No.:
OPA-(R)-9



Legend

Settlement Area Boundary

LAND USE DESIGNATIONS

Settlement Residential

Settlement Commercial

Open Space and Parks Designations

Community Park

Volume 2: Map 14 Sheffield Rural Settlement Area Plan



Rural Hamilton Official Plan

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



Hamilton

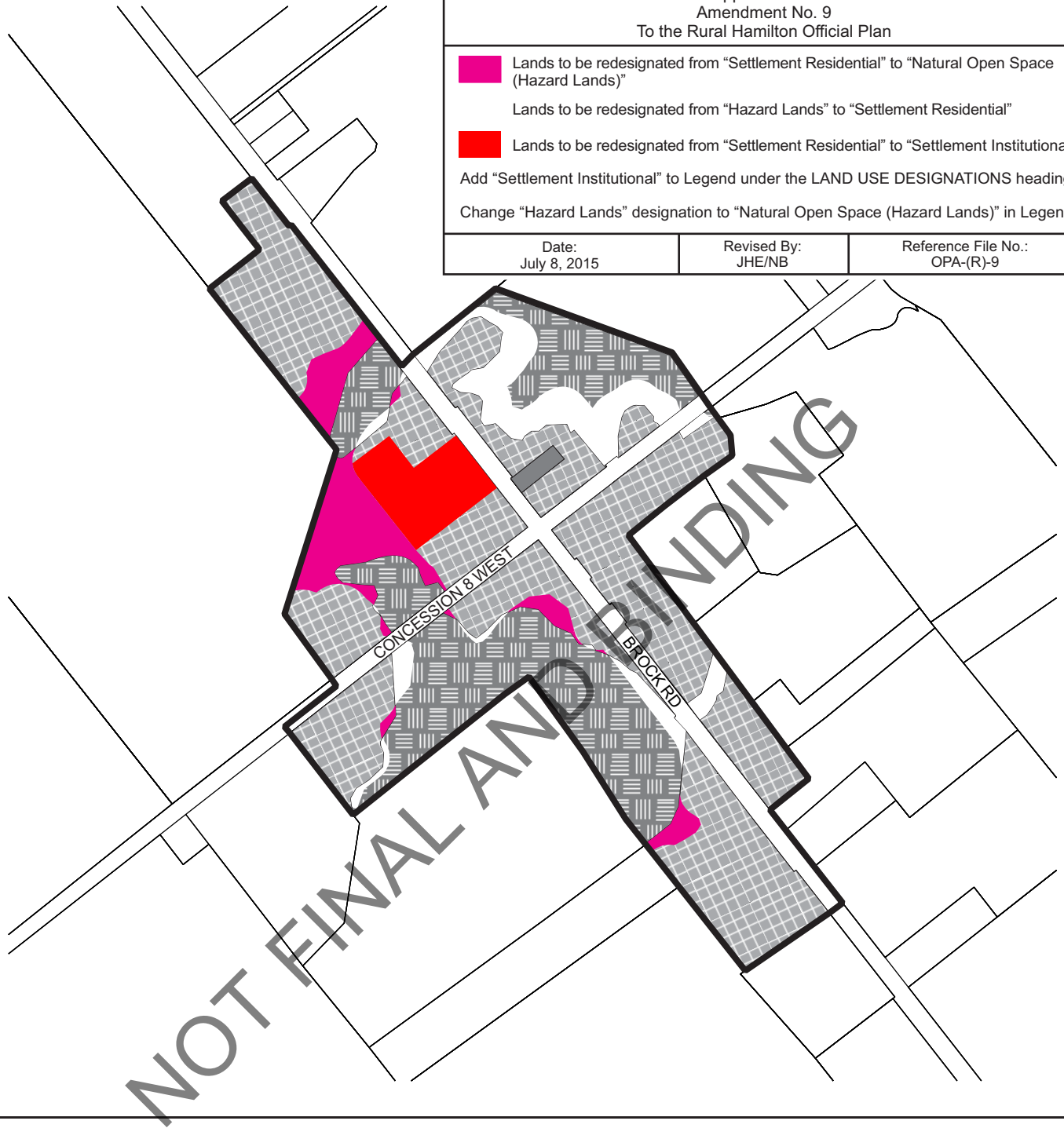
Appendix "19"
Amendment No. 9
To the Rural Hamilton Official Plan

-  Lands to be redesignated from "Settlement Residential" to "Natural Open Space (Hazard Lands)"
-  Lands to be redesignated from "Settlement Residential" to "Settlement Institutional"
- Add "Settlement Institutional" to Legend under the LAND USE DESIGNATIONS heading
- Change "Hazard Lands" designation to "Natural Open Space (Hazard Lands)" in Legend

Date:
July 8, 2015

Revised By:
JHE/NB


Reference File No.:
OPA-(R)-9




Legend

 Settlement Area Boundary

LAND USE DESIGNATIONS

 Settlement Residential

 Settlement Commercial

Open Space and Parks Designations

 Hazard Lands

Volume 2: Map 15 Strabane Rural Settlement Area Plan

Rural Hamilton Official Plan

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

Appendix "20"
Amendment No. 9
To the Rural Hamilton Official Plan

Lands to be redesignated from "Hazard Lands" to "Settlement Residential"



Lands to be redesignated from "Settlement Residential" to "Settlement Commercial"



Lands to be redesignated from "Settlement Residential" to "Neighbourhood Park"

Change "Hazard Lands" designation to "Natural Open Space (Hazard Lands)" in Legend

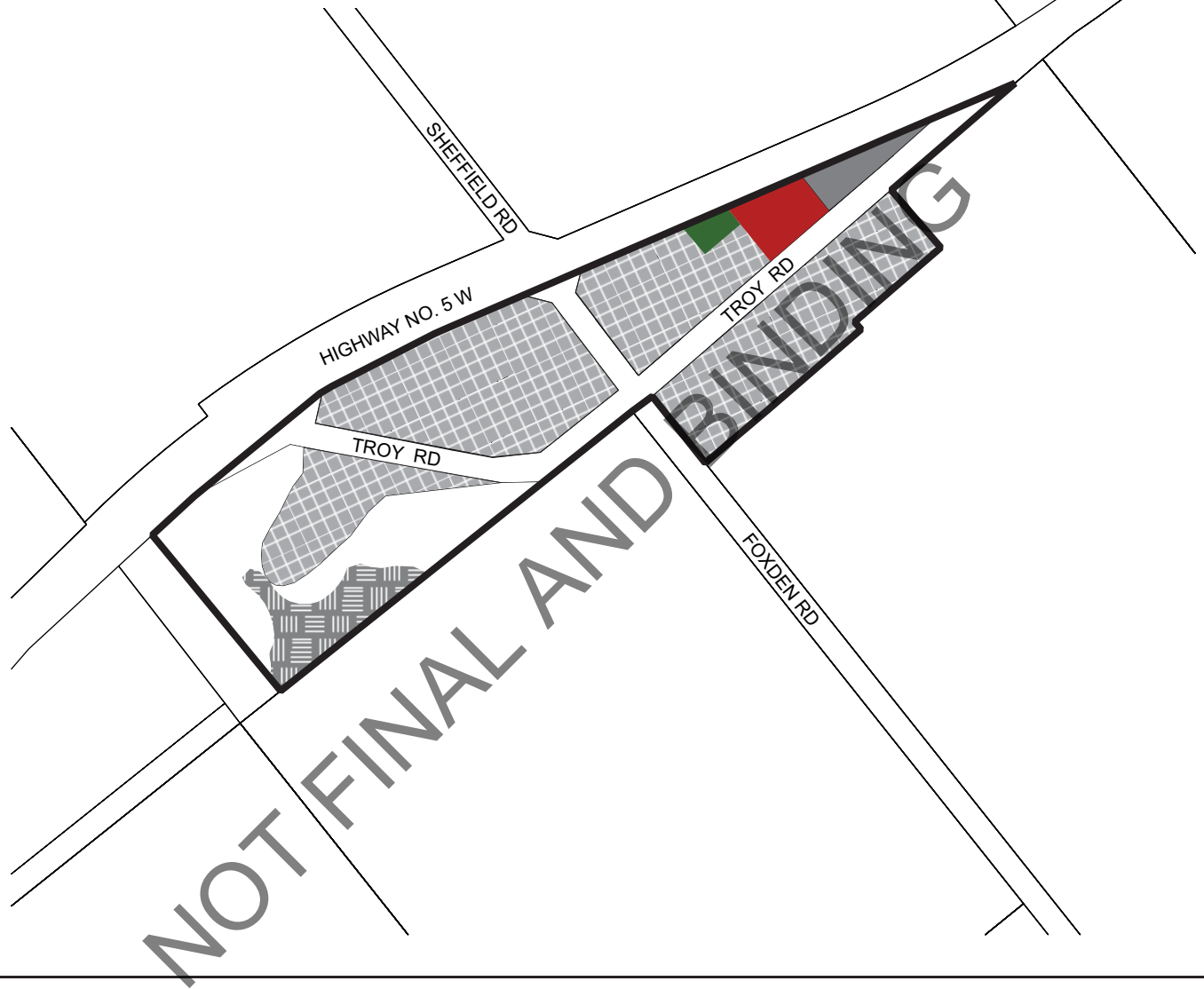
Date:
July 8, 2015

Revised By:
JHE/NB

Reference File No.:
OPA-(R)-9



N.T.S.



Legend

Settlement Area Boundary

LAND USE DESIGNATIONS



Settlement Residential



Settlement Commercial

Open Space and Parks Designations



Hazard Lands

Volume 2: Map 16 Troy Rural Settlement Area Plan


Rural Hamilton Official Plan

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



Hamilton

Appendix "21"
Amendment No. 9
To the Rural Hamilton Official Plan

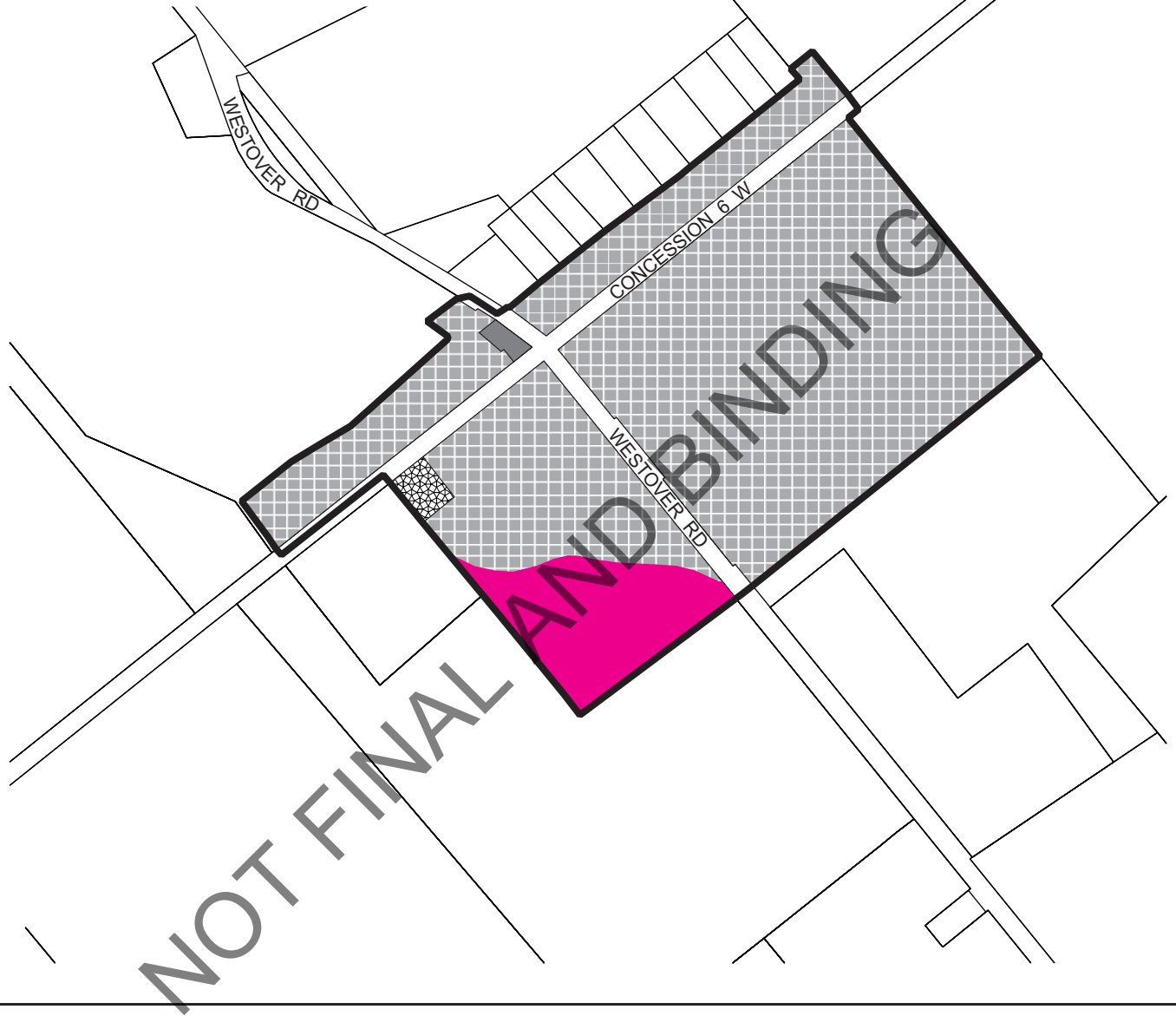
 Lands to be redesignated from "Settlement Residential" to "Natural Open Space (Hazard Lands)"

Add "Natural Open Space (Hazard Lands)" to Legend under the Open Space and Parks heading

Date:
July 8, 2015

Revised By:
JHE/NB


Reference File No.:
OPA-(R)-9




Legend


 Settlement Area Boundary

LAND USE DESIGNATIONS

 Settlement Residential

 Settlement Commercial

Open Space and Parks Designations

 General Open Space

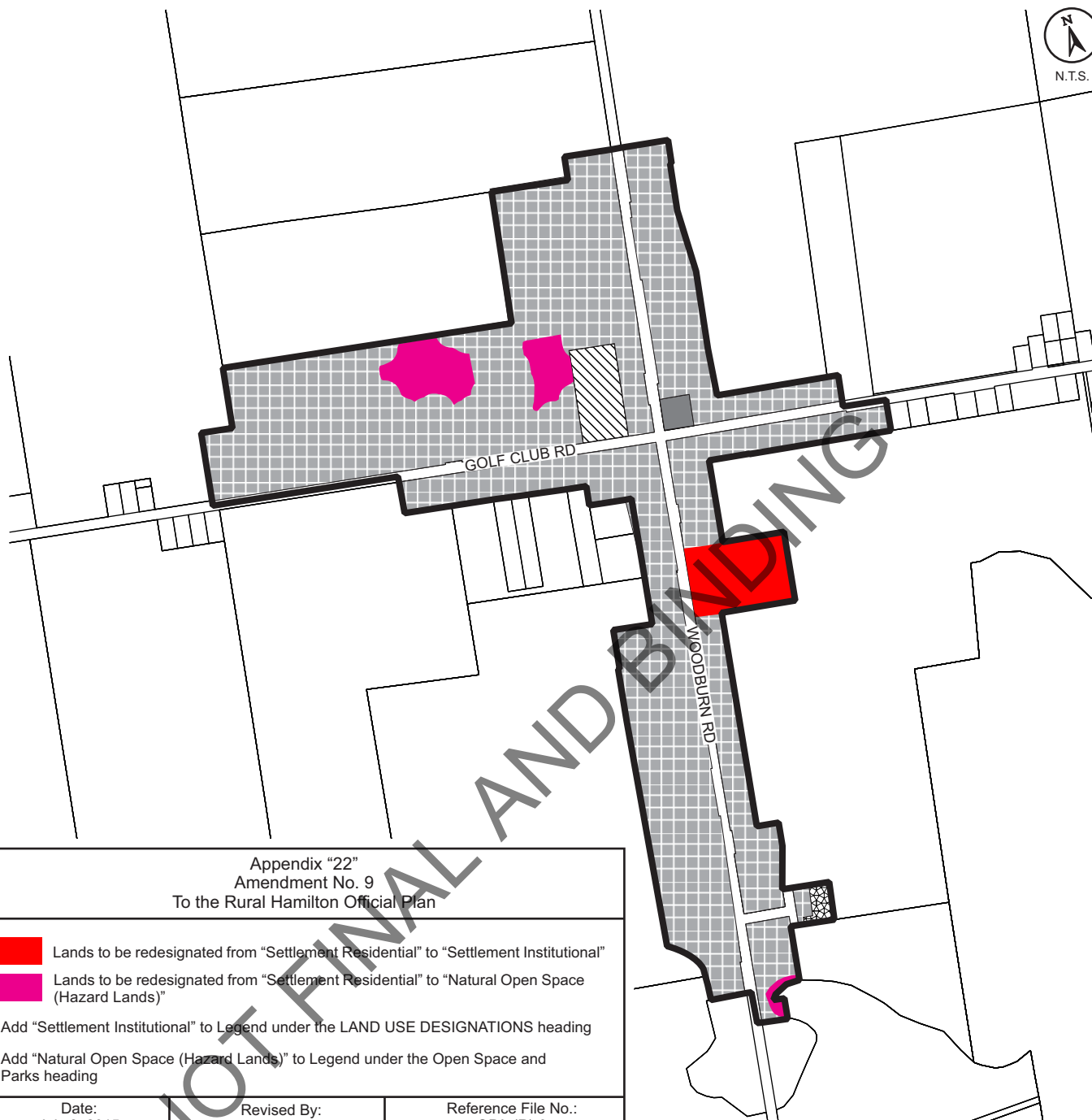
Volume 2: Map 17 Westover Rural Settlement Area Plan

Rural Hamilton Official Plan

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



Hamilton



Appendix "22"
Amendment No. 9
To the Rural Hamilton Official Plan

-  Lands to be redesignated from "Settlement Residential" to "Settlement Institutional"
-  Lands to be redesignated from "Settlement Residential" to "Natural Open Space (Hazard Lands)"

Add "Settlement Institutional" to Legend under the LAND USE DESIGNATIONS heading

Add "Natural Open Space (Hazard Lands)" to Legend under the Open Space and Parks heading

Date:
July 8, 2015

Revised By:
JHE/NB


Reference File No.:
OPA-(R)-9

Legend

 Settlement Area Boundary


LAND USE DESIGNATIONS

 Settlement Residential

 Settlement Commercial

Open Space and Parks Designations

 Neighbourhood Park

 General Open Space

Volume 2: Map 18 Woodburn Rural Settlement Area Plan

Rural Hamilton Official Plan

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



Hamilton

Appendix "23"
Amendment No. 9
To the Rural Hamilton Official Plan

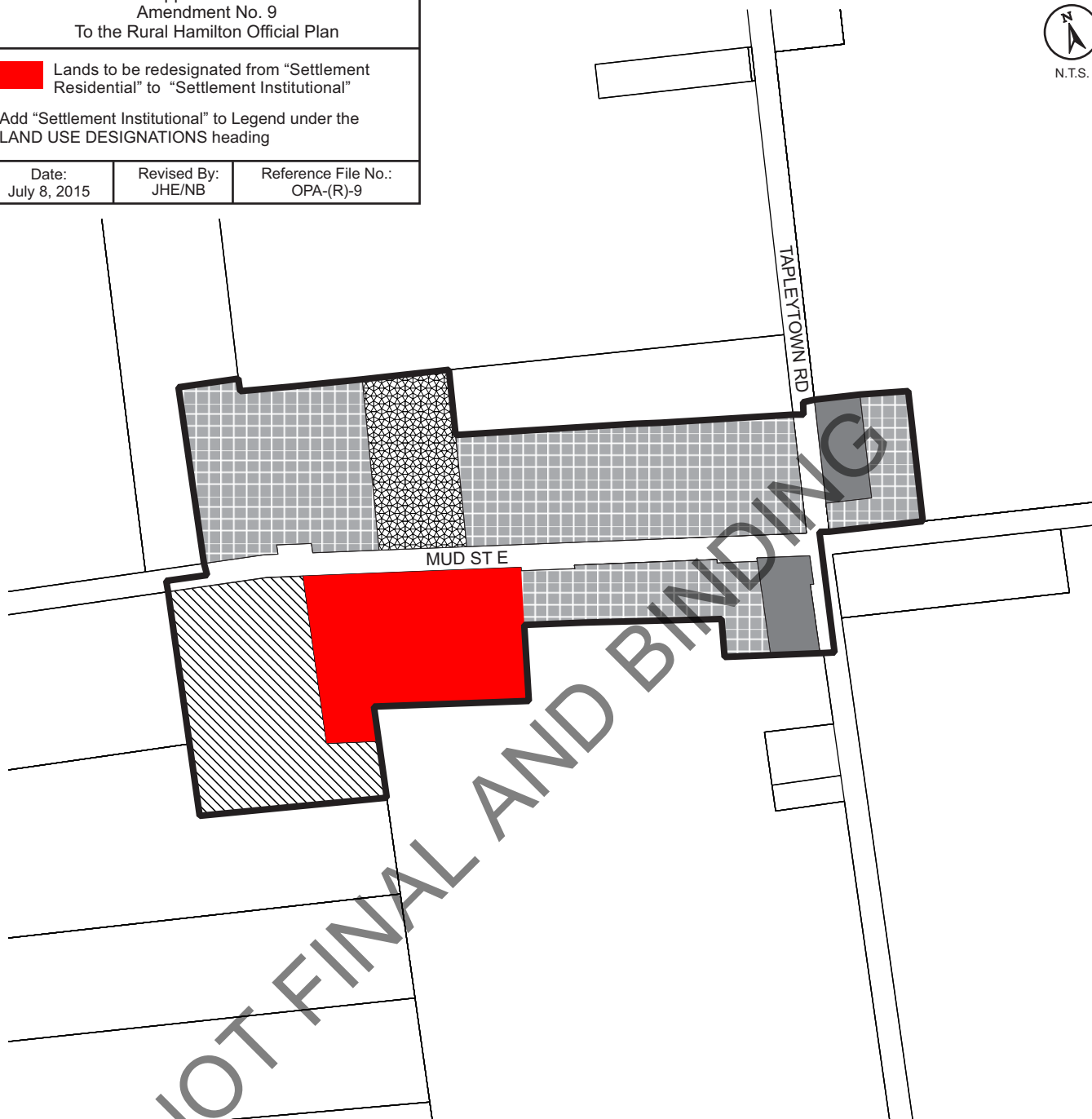
 Lands to be redesignated from "Settlement Residential" to "Settlement Institutional"

Add "Settlement Institutional" to Legend under the
LAND USE DESIGNATIONS heading

Date:
July 8, 2015

Revised By:
JHE/NB


Reference File No.:
OPA-(R)-9




Legend

 Settlement Area Boundary


LAND USE DESIGNATIONS

 Settlement Residential

 Settlement Commercial

Open Space and Parks Designations

 Neighbourhood Park

 General Open Space

Volume 2: Map 19 Taplestown Rural Settlement Area Plan

Rural Hamilton Official Plan

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



Hamilton

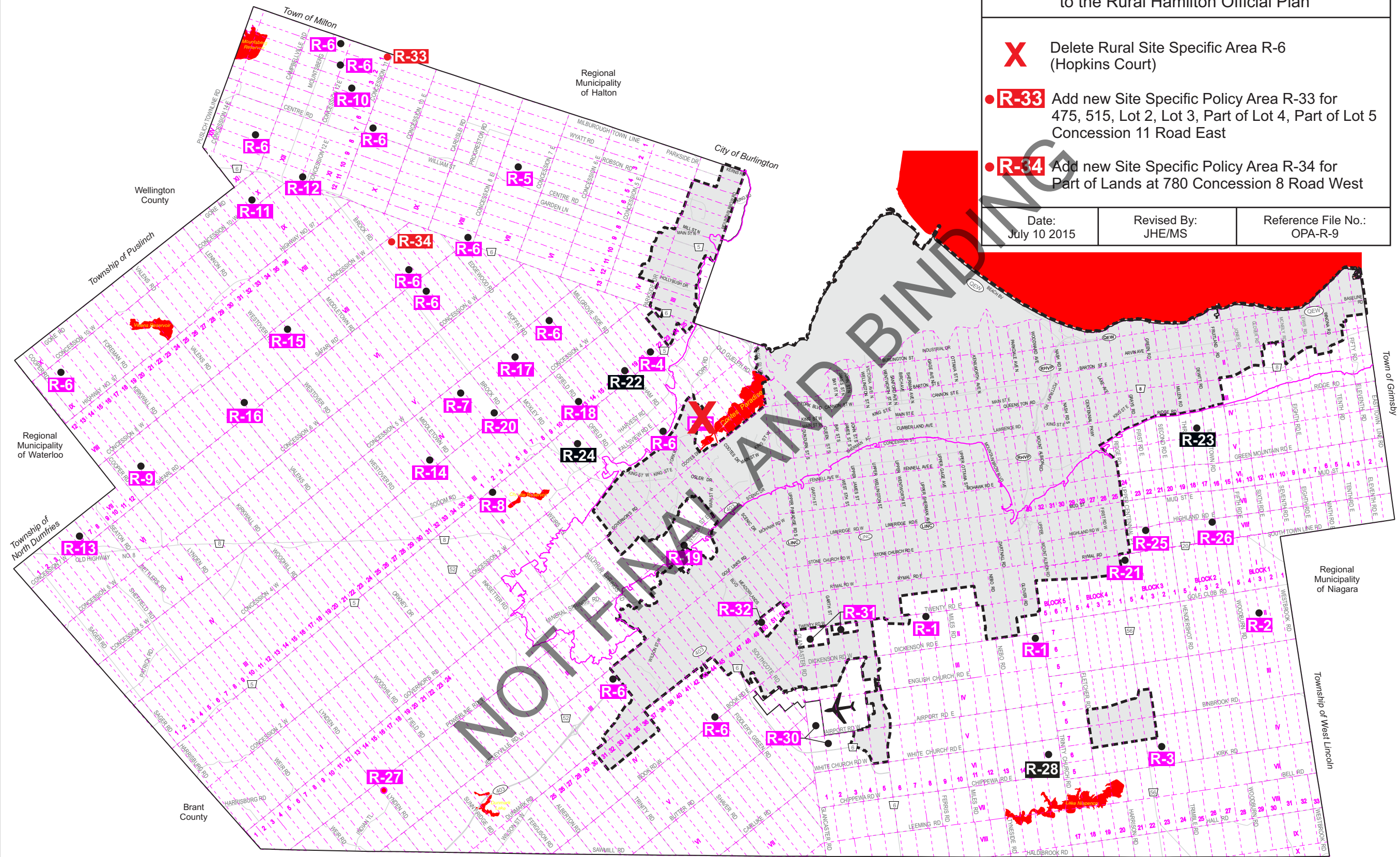
Appendix 24
Amendment No. 9
to the Rural Hamilton Official Plan

- X** Delete Rural Site Specific Area R-6 (Hopkins Court)
- **R-33** Add new Site Specific Policy Area R-33 for 475, 515, Lot 2, Lot 3, Part of Lot 4, Part of Lot 5 Concession 11 Road East
- **R-34** Add new Site Specific Policy Area R-34 for Part of Lands at 780 Concession 8 Road West

Date:
July 10 2015

Revised By:
JHE/MS

Reference File No.:
OPA-R-9



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 10, 2015



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