

**NOTICE OF THE ADOPTION AND APPROVAL  
OF AN URBAN HAMILTON OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW  
AMENDMENTS BY THE CITY OF HAMILTON**

**Waterdown Community Node Secondary Plan (Ward 15)  
City Initiated File No. CI-21-F  
Revised Map Indicating Street Names**

**TAKE NOTICE THAT** the City of Hamilton Council has passed By-law No. 22-070 adopting Urban Hamilton Official Plan Amendment No.165 to the Urban Hamilton Official Plan and By-law Nos. 22-071 and 22-072 approving Zoning By-law Amendments to By-law No. 05-200 and By-law No. 90-145-Z on the 13th day of April, 2022, under Sections 17(22) and 34(10) of the Planning Act, R.S.O. 1990, c. P.13, to create a policy and regulatory framework for the appropriate use and development of lands within the Waterdown Community Node Secondary Plan Area.

**AND TAKE NOTICE THAT** *the public submissions were received and considered by the Committee in approving the application.*

**AND TAKE NOTICE THAT** any person or agency who objects to Official Plan Amendment No.165 and/or Zoning By-law Amendment Nos. 22-071 and 22-072 may appeal the decision of Council to the Ontario Land Tribunal (formerly the Local Planning Appeal Tribunal), by filing with the Clerk of the City of Hamilton, not later than the **16th day of May, 2022** a certified cheque or money order in the amount of \$1,100. If an Appellant is a private citizen, registered charity or a non-profit ratepayers' association, they may request the lower filing fee of \$400, if a request for the lower fee is made at the time of filing the appeal. Please use the OLT'S request for Lower Fee Form at <https://olt.gov.on.ca/appeals-process/fee-chart/>, payable to the Minister of Finance, Province of Ontario. A completed Notice of Appeal form setting out the reasons for the appeal of the amendments is required to be accompanied with the Ontario Land Tribunal fee. Appeal forms are available on the OLT website <http://olt.gov.on.ca/>.

**PLEASE NOTE: IF YOU HAVE NO OBJECTION TO THE BY-LAW, YOU DO NOT NEED TO TAKE ANY ACTION, AND YOU DO NOT NEED TO SEND ANY CHEQUE.**

The proposed Official Plan Amendment and Zoning By-law Amendments are exempt from approval by the Minister of Municipal Affairs and Housing. The decision by Council for the City of Hamilton on the proposed Official Plan Amendment and Zoning By-law Amendment is final if a notice of appeal is not received before or on the last day for filing a notice of appeal.

Only individuals, corporations or public bodies may appeal a decision of the municipality or planning board to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public

meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

Below is an explanation of the purpose and effect of the Official Plan Amendment and Zoning By-law Amendments, and a key map showing the location of the affected lands. A complete copy of the By-laws can be found online at [www.hamilton.ca/bylaws](http://www.hamilton.ca/bylaws). The complete documents are available for inspection during regular office hours. If you have any questions, please call Lisa Kelsey at 905-546-2424 extension 4605. Appeals should be submitted to: City Clerk, City of Hamilton, 71 Main Street West, 1<sup>st</sup> floor, Hamilton, Ontario, L8P 4Y5.

## **PURPOSE AND EFFECT OF URBAN HAMILTON OFFICIAL PLAN AMENDMENT NO. 165 AND ZONING BY-LAW NOS. 22-071 and 22-072**

### **Urban Hamilton Official Plan Amendment No. 165 (By-law 22-070)**

The purpose and effect of this Amendment is to:

- Incorporate the Waterdown Community Node Secondary Plan policies and mapping into the Urban Hamilton Official Plan;
- Identify land use designations, densities, development forms, development standards and site specific policies that respond to the planned vision for the Waterdown Community Node Secondary Plan area; and,
- Amend existing policies, schedules and appendices of the Urban Hamilton Official Plan, including the West Waterdown Secondary Plan, the Waterdown North Secondary Plan and a Site Specific Policy, to reflect the principles, policies, land use designations and land use features in the Waterdown Community Node Secondary Plan.

The effect of this Amendment is to establish a detailed policy framework to guide the development of lands within the Waterdown Community Node Secondary Plan Area.

### **Zoning By-law Amendment No. 22-071**

The purpose of the Zoning By-law Amendment is to:

- Add three properties to Zoning By-law No. 05-200 and remove one property from Zoning By-law No. 05-200;
- Change the zoning of some commercial lands from the Mixed Use Medium Density (C5) Zone to the Mixed Use Medium Density – Pedestrian Focused (C5a) Zone; and,
- Make amendments to some existing Special Exceptions and add new Special Exceptions to establish permitted uses, amenity requirements, parking standards

and building height, setback and design standards that are consistent with the Waterdown Community Node Secondary Plan policies.

The effect of this Amendment is to implement the directions of the Waterdown Community Node Secondary Plan.

### **Zoning By-law Amendment No. 22-072**

The purpose of the Zoning By-law Amendment is to:

- Add one property to Zoning By-law No. 90-145-Z;
- Change the zoning of some lands from the Urban Residential (Single Detached) “R1” Zone to the Core Area Residential “R5” Zone and vice versa; and,
- Make amendments to some existing Exceptions and add new Exceptions to the Urban Residential (Single Detached) “R1” Zone and Core Area Residential “R5” Zone, to establish permitted uses, heights, setbacks, site design, building design and accessory building requirements that are consistent with the Waterdown Community Node Secondary Plan policies.

The effect of this Amendment is to implement the directions of the Waterdown Community Node Secondary Plan.

**DATED** at the City of Hamilton  
this 26<sup>th</sup> day of April, 2022

A. Holland, City Clerk  
City Hall, Hamilton, Ontario