

**Authority:** Item 4, Planning Committee Report 23-013 (PED23135)  
Council Meeting: September 13, 2023 Ward: 10  
Written approval for this by-law was given by Mayoral Decision MDE-2023-02  
dated September 13, 2023

**Bill No. 167**

**CITY OF HAMILTON  
BY-LAW NO. 23-167**

**To Adopt:**

**Official Plan Amendment No. 191 to the  
Urban Hamilton Official Plan**

Respecting:

**1310 South Service Road  
(former City of Stoney Creek)**

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

1. Amendment No. 191 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

**PASSED** this 13<sup>th</sup> day of September, 2023.

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A. Horwath  
Mayor

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J. Pilon  
Acting City Clerk

## Urban Hamilton Official Plan Amendment No. 191

The following text, together with:

Appendix “A”	Volume 1: Schedule E-1 – Urban Land Use Designations
Appendix “B”	Volume 2: Map B.7.4-1 – Fruitland-Winona Secondary Plan – Land Use Plan

attached hereto, constitutes Official Plan Amendment No. 191 to the Urban Hamilton Official Plan.

### 1.0 Purpose and Effect:

The purpose and effect of this Amendment is to redesignate the subject lands, remove the lands from Area Specific Policy – Area G, and create a new Site Specific Policy within the Fruitland-Winona Secondary Plan, to permit a mixed use development with a maximum density of 310 units per net hectare and a maximum height of 12 storeys on the subject lands.

### 2.0 Location:

The lands affected by this Amendment are known municipally as 1310 South Service Road, in the former City of Stoney Creek.

### 3.0 Basis:

The basis for permitting this Amendment is:

- The proposed development supports the policies of the Urban Hamilton Official Plan and the Fruitland-Winona Secondary Plan, as it contributes to the range of housing forms and the efficient use of land;
- The proposed development implements the Residential Intensification policies of the Urban Hamilton Official Plan; and,
- The Amendment is consistent with the Provincial Policy Statement, 2020 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2019, as amended.

## **4.0 Actual Changes:**

### **4.1 Volume 1 – Parent Plan**

#### ***Schedules and Appendices***

##### 4.1.1 Schedule

- a. That Volume 1: Schedule E-1 – Urban Land Use Designations be amended by redesignating the subject lands from “District Commercial” to “Neighbourhoods”, as shown on Appendix “A”, attached to this Amendment.

### **4.2 Volume 2 – Secondary Plans**

#### ***Text***

##### 4.2.1 Chapter B.7 – Stoney Creek Secondary Plans – Section B.7.4 – Fruitland-Winona Secondary Plan

- a. That Volume 2: Chapter B.7 – Stoney Creek Secondary Plans, Section B.7.4 – Fruitland-Winona Secondary Plan be amended by adding a new Site Specific Policy, as follows:

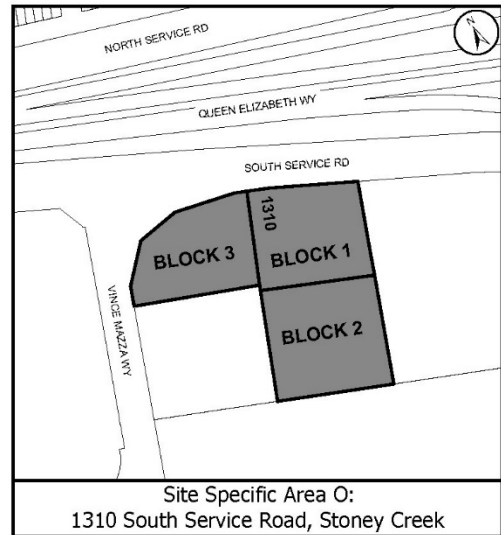
#### **“Site Specific Policy – Area O**

B.7.4.18.15 For the lands located at 1310 South Service Road, designated Medium Density Residential 2 and identified as Site Specific Policy – Area O on Map B.7.4-1 – Fruitland-Winona Secondary Plan – Land Use Plan, the following policies shall apply:

- a) Notwithstanding Policy B.7.4.4.6 b) of Volume 2, the residential density shall be greater than 60 units per net hectare and not exceed 310 dwelling units per net hectare;
- b) The implementing Zoning By-law shall set out the appropriate building height transitions and step backs from adjacent streets and existing residential uses within the adjacent lands designated Neighbourhoods.

c) Notwithstanding Policy B.7.4.4.6 c) of Volume 2, the following maximum building heights shall apply:

- i) for Block 1 the maximum building height shall be 12 storeys;
- ii) for Block 2 the maximum building height shall be 10 storeys; and,
- iii) for Block 3 the maximum building height shall be 8 storeys."



## Maps and Appendices

### 4.2.2 Map

a. That Volume 2: Map B.7.4-1 – Fruitland-Winona Secondary Plan – Land Use Plan be amended by:

- i) redesignating lands from “District Commercial” to “Medium Density Residential 2”;
- ii) removing the lands from Area Specific Policy – Area G; and,
- iii) identifying the subject lands as Site Specific Policy – Area O, as shown on Appendix “B”, 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 Official Plan Amendment is Schedule "1" to By-law No. 23-167 passed on the 13<sup>th</sup> day of September, 2023.

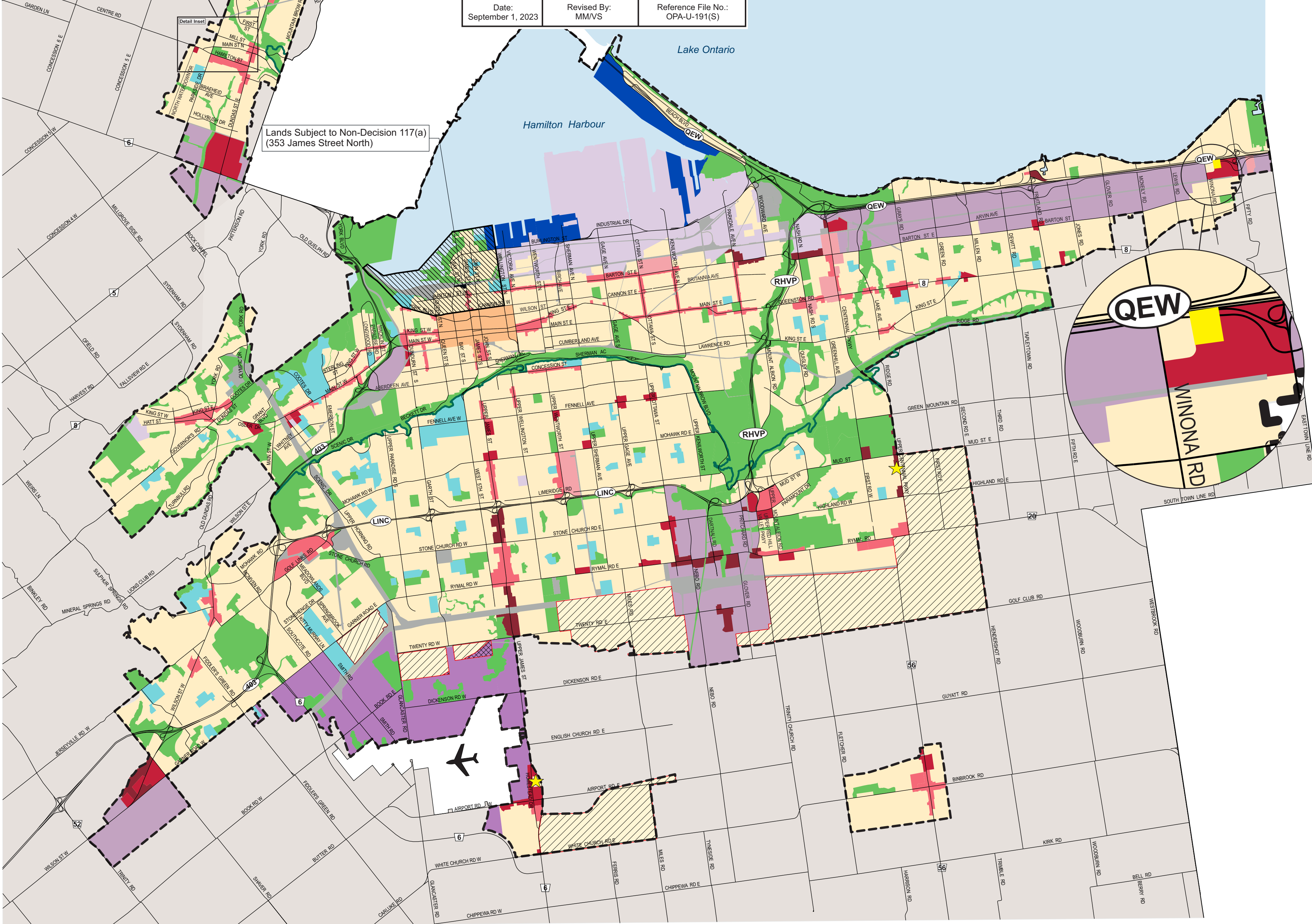
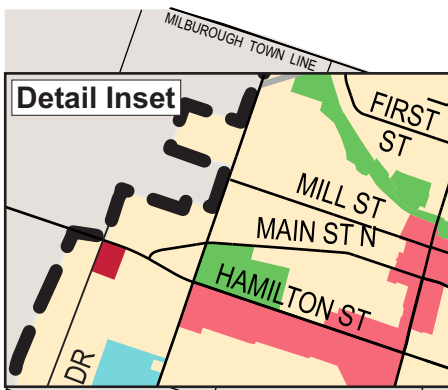
**The  
City of Hamilton**

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A. Horwath  
Mayor

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J. Pilon  
Acting City Clerk



Lands Subject to Non-Decision 117(a)  
(353 James Street North)

Appendix A  
APPROVED Amendment No. 191  
to the Urban Hamilton Official Plan

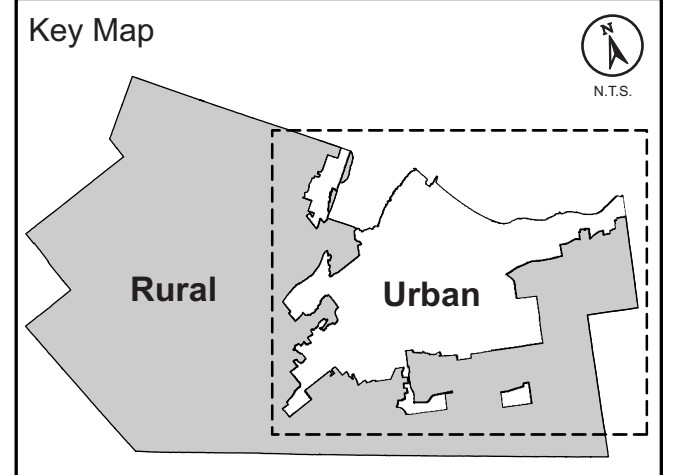
Lands to be redesignated from  
"District Commercial" to "Neighbourhoods"  
  
(1310 South Service Road, Stoney Creek)

Date: September 1, 2023	Revised By: MM/VS	Reference File No.: OPA-U-191(S)
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**APPEALS**

**UHOPA NO. 69 APPEALS - PL171450**

★ - 3011 Homestead Drive (Glanbrook), Appellant # 4  
- 237 Upper Centennial Parkway (Stoney Creek), Appellant # 14



**Note:** For Rural Land Use Designations, refer to Schedule D of the Rural Hamilton Official Plan.

- Legend**
- Neighbourhoods
  - Open Space
  - Institutional
  - Utility
  - Urban Expansion Area - Neighbourhoods
  - Urban Expansion Area - Employment
- Commercial and Mixed Use Designations**
- Downtown Mixed Use Area
  - Mixed Use - High Density
  - Mixed Use - Medium Density
  - District Commercial
  - Arterial Commercial
- Employment Area Designations**
- Industrial Land
  - Business Park
  - Airport Employment Growth District
  - Shipping & Navigation
- Other Features**
- Rural Area
  - John C. Munro Hamilton International Airport
  - Niagara Escarpment
  - Urban Boundary
  - Municipal Boundary
  - Lands Subject to Non Decision 113 West Harbour Setting Sail

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

**Urban Hamilton Official Plan  
Schedule E-1  
Urban Land Use Designations**

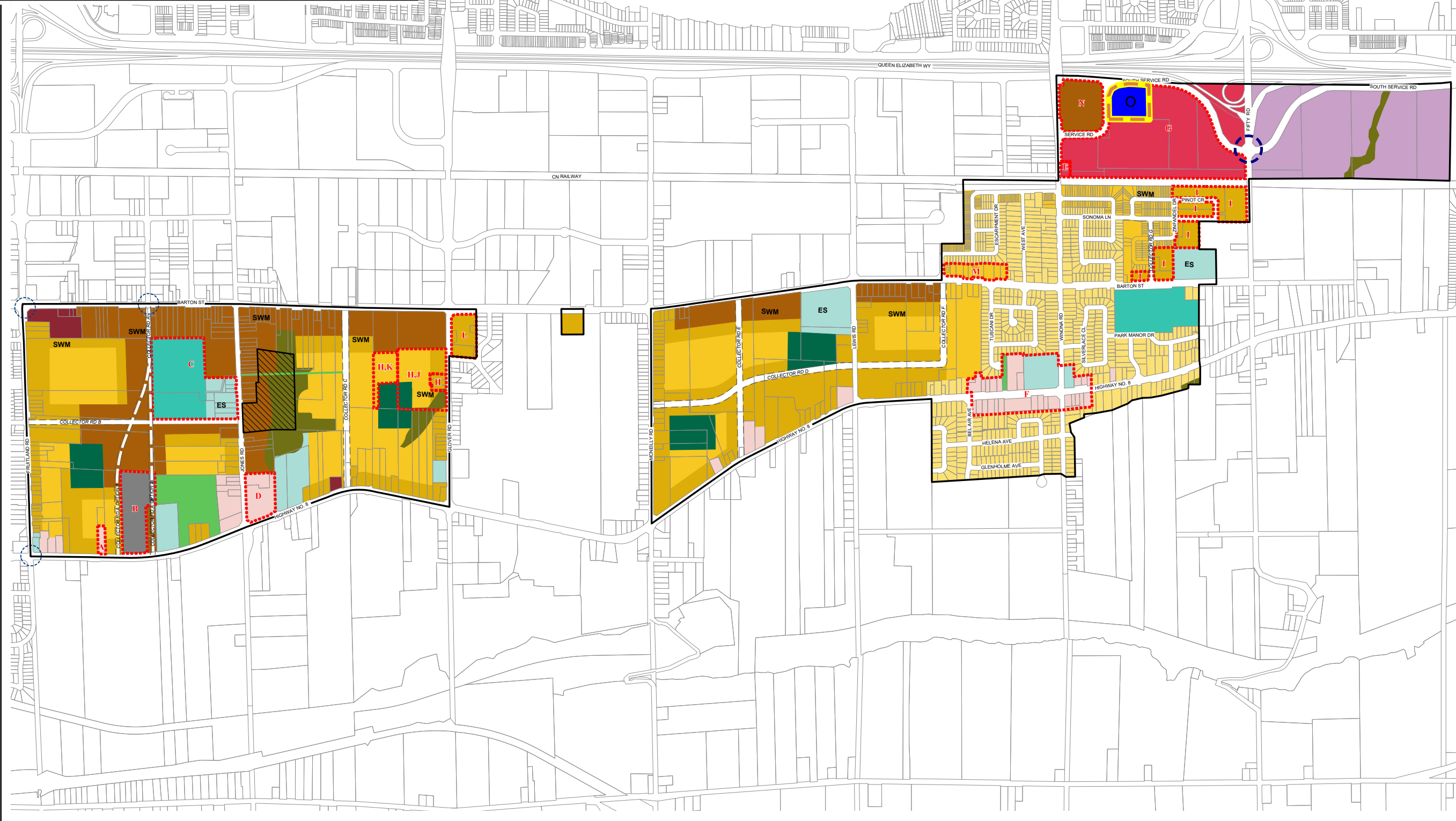


Not To Scale  
Date: June 2023  
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Appendix B  
 APPROVED Amendment No. 191  
 to the Urban Hamilton Official Plan

- Lands to be redesignated from "District Commercial" to "Medium Density Residential 2"
- Land to be removed from Area Specific Policy - Area G
- Lands to be identified as Site Specific Policy Area - O  
 (1310 South Service Road, Stoney Creek)

Date: August 31, 2023	Revised By: MM/VVS	Reference File No.: OPA-U-191(S)
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**APPEALS**

- Lands Under Appeal  
 - 238, 252 Jones Road

- Legend**
- Residential Designations**
- Low Density Residential 1
  - Low Density Residential 2
  - Low Density Residential 3
  - Medium Density Residential 2
- Commercial and Mixed Use Designations**
- Local Commercial
  - District Commercial
  - Arterial Commercial
- Parks and Open Space Designations**
- Neighbourhood Park
  - Community Park
  - General Open Space
  - Natural Open Space
- Other Designations**
- Employment Lands - Business Park
  - Institutional
  - ES
  - Utility
  - SWM
- Other Features**
- Area or Site Specific Policy
  - Major Gateway
  - Minor Gateway
  - Proposed Roads
  - Secondary Plan Boundary

**Urban Hamilton Official Plan**  
**Fruitland-Winona**  
**Secondary Plan**  
 Land Use Plan  
 Map B.7.4-1

Not To Scale

Date: April 2023

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