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CM: July 12, 2024 Ward: City Wide
Written approval for this by-law was given by Mayoral Decision MDE-2024-16
Dated July 12, 2024
Bill No. 135

CITY OF HAMILTON

BY-LAW NO. 24-135

To Adopt:

Official Plan Amendment No. 218 to the Urban Hamilton Official Plan

Respecting:

Housekeeping Amendments and Strategic Updates (City Wide)

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

1. Amendment No. 218 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 12th day of July, 2024.

A. Horwath
Mayor

M. Trennum
City Clerk

Urban Hamilton Official Plan Amendment No. 218

The following text, together with:

Appendix "A"	Volume 1: Chapter A- Introduction
Appendix "B"	Volume 1: Chapter B- Communities
Appendix "C"	Volume 1: Chapter C – City Wide Systems and Designations
Appendix "D"	Volume 1: Chapter E – Urban Systems and Designations
Appendix "E"	Volume 1: Chapter F – Implementation
Appendix "F"	Volume 1: Chapter G – Glossary
Appendix "G"	Volume 1: Schedule E-1 – Urban Land Use Designations
Appendix "H"	Volume 2: Chapter B-4 – Flamborough Secondary Plans
Appendix "I"	Volume 2: Chapter B-6 – Hamilton Secondary Plans
Appendix "J"	Volume 2: Map B.5.1-1 Binbrook Village – Land Use Plan
Appendix "K"	Volume 2: Map B.5.1-2 Binbrook Village – Open Space Linkages
Appendix "L"	Volume 2: Appendix B – Downtown Hamilton – Cultural Heritage Resources
Appendix "M"	Volume 2: Map B.7.2-1 Old Town – Land Use Plan
Appendix "N"	Volume 2: Appendix A- Secondary Plan Index Map
Appendix "O"	Volume 3: Chapter C – Urban Site Specific Policies
Appendix "P"	Volume 3: Map 2a – Urban Site Specific Key Map (Lower City)

attached hereto, constitutes Official Plan Amendment No. 218 to the Urban Hamilton Official Plan.

1.0 **Purpose and Effect:**

The purpose and effect of this Amendment is to:

- Clarify policies by correcting administrative errors (i.e. formatting, numbering, typographical and grammar) and remove duplicate and/or redundant wording;
- Amend, remove or add policies to clarify implementation and align the Urban Hamilton Official Plan with Zoning By-law No. 05-200;

- Amend mapping to redesignate lands to align with property boundaries, secondary plan designations or zoning and existing conditions and to correct administrative errors (i.e. labelling errors);
- Amend policies to reinstate Minister of Municipal Affairs and Housing modifications on Urban Hamilton Official Plan Amendment No. OPA 167 which were accepted by the City.

2.0 Location:

The lands affected by this Amendment are located within the Urban Area of the City of Hamilton.

3.0 Basis:

The basis for permitting this Amendment is:

- The Amendment reflects existing land uses and approvals and will more accurately guide future development; 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

Text

4.1.1 Chapter A – Introduction

- a. That policy A.2.4.1 and A.2.4.2 of Volume 1: Chapter A – Introduction be amended, added or deleted, as outlined in Appendix “A”, attached to this Amendment.

4.1.2 Chapter B – Communities

- a. That the following policies of Volume 1: Chapter B – Communities be amended, added or deleted, as outlined in Appendix “B”, attached to this Amendment:

- B.2.2.2
- B.3.1.1
- B.3.1.2
- B.3.1.5 (New)
- B.3.2.4.4
- B.3.4.4.11
- B.3.6.5
- B.3.6.5.9
- B.3.6.16

4.1.3 Chapter C – City Wide Systems and Designations

- a. That the following policies of Volume 1: Chapter C – City Wide Systems and Designations be amended, added, or deleted, as outlined in Appendix “C”, attached to this Amendment:

- C.1.0
- C.2.5.10
- C.3.2.2
- C.3.2.4 (New)
- C.4.2.18
- C.4.5.6
- C.4.5.6.1
- C.4.6
- C.5.3.11

4.1.4 Chapter E – Urban Systems and Designations

- a. That the following policies of Volume 1: Chapter E – Urban Systems and Designations be amended, added, or deleted, as outlined in Appendix “D”, attached to this Amendment:

- E.2.5
- E.3.3.3
- E.4.7.2
- E.5.2.7.1

4.1.5 Chapter F – Implementation

- a. That the following policies of Volume 1: Chapter F – Implementation Designations be amended, added, or deleted, as outlined in Appendix “E”, attached to this Amendment:

- F.1.1.8 (new)
- F.1.2.7
- F.1.2.8
- F.1.2.9
- F.1.2.10
- F.1.14.3.9
- F.1.18.1
- F.3.6.2
- F.3.6.3

4.1.6 Chapter G – Glossary

- a. That the following definitions of Volume 1: Chapter F – Glossary be amended, added, or deleted, as outlined in Appendix “F”, attached to this Amendment:

- Residential Intensification
- Additional Dwelling Unit
- Additional Dwelling Unit – Detached
- Significant Habitat of Threatened or Endangered Species
- Specialty crop areas

Schedules and Appendices

4.1.7 Schedule E-1 – Urban Land Use Designations

- That Volume 1: Schedule E-1 – Urban Land Use Designations be amended by as shown on Appendix “G”, attached to this Amendment.

4.2 Volume 2 – Secondary Plans

Text

4.2.1 Chapter B.4.0 – Flamborough Secondary Plans – Section B.4.3 – Waterdown South Secondary Plan

- That policy B.4.3.14.4 e) of Volume 2: Chapter B.4.0 – Hamilton Secondary Plans, Section B.4.4 –Waterdown South Secondary Plan be amended, as outlined in Appendix “H”, attached to this Amendment.

4.2.2 Chapter B.6.0 – Hamilton Secondary Plans – Section B.6.1 – Downtown Hamilton Secondary Plan

- That policy B.6.1.4.4 of Volume 2: Chapter B.6.0 – Hamilton Secondary Plans, Section B.6.1 –Downtown Hamilton Secondary Plan be amended, added, or deleted, as outlined in Appendix “I”, attached to this Amendment.

Maps

4.2.3 Maps

- That Volume 2: Map B.5.1-1 – Binbrook Village Secondary Plan – Land Use Plan be amended, as shown on Appendix “J”, attached to this Amendment.

- b. That Volume 2: Map B.5.1-2 – Binbrook Village Secondary Plan – Open Space Linkages be amended, as shown on Appendix “K”, attached to this Amendment.
- c. That Volume 2: Appendix B – Downtown Hamilton Secondary Plan – Cultural Heritage Resources be amended, as shown on Appendix “L”, attached to this Amendment.
- d. That Volume 2: Map B.7.2-1– Old Town Secondary Plan – Land Use Plan be amended, as shown on Appendix “M”, attached to this Amendment.
- e. That Volume 2: Appendix A – Secondary Plan Index Map be amended, as shown on Appendix “N”, attached to this Amendment.

4.3 Volume 3 – Special Policy Areas, Area Specific Policies, and Site Specific Policies

Text

4.3.1 Chapter C – Urban Site Specific Policies

- a. That the following policies of Volume 3: Chapter C – Urban Site Specific Policies be amended, added or deleted, as outlined in Appendix “P”, attached to this Amendment:

- UHC-12
- UHN-31 (new)
- UHN-32 (new)
- UHN-33 (new)
- UHN-37
- UFN-5

Maps and Appendices

4.3.2 Map

- a. That Volume 3: Map 2a: Urban Site Specific Key Map (Lower City) be amended, as shown on Appendix “Q”, attached to this Amendment.

5.0 Implementation:

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

This Official Plan Amendment is Schedule “1” to By-law No. 24-135 passed on the 12th day of July, 2024.

**The
City of Hamilton**

A. Horwath
Mayor

M. Trennum
City Clerk

Appendix “A” – Volume 1: Chapter A – Introduction

Proposed Change	Proposed New / Revised Policy
<p>Grey highlighted strikethrough text = text to be deleted</p>	<p>Bolded text = text to be added</p>
<p>A.2.4.1 Development within Urban Expansion Areas forms one components of While the City's strategy for accommodating growth to 2051 is based on a No Urban Boundary Expansion approach which that also includes <i>intensification</i> and <i>redevelopment</i> within the <i>built-up area</i>, and <i>development</i> within other <i>greenfield areas</i>, Provincial legislation, plans and policies allow for the submission of privately initiated applications for urban boundary expansions. If an urban expansion area is established by a privately initiated application, a coordinated approach to planning for the new Urban Expansion Areas, shall be taken to ensure <i>residential intensification</i> targets for development within the <i>built-up area</i> are prioritized in accordance with this plan. (OPA 185)</p>	<p>A.2.4.1 While the City's strategy for accommodating growth to 2051 is based on a No Urban Boundary Expansion approach which includes intensification and redevelopment within the built-up area, and development within greenfield areas, Provincial legislation, plans and policies allow for the submission of privately initiated applications for urban boundary expansions. If an urban expansion area is established by a privately initiated application, a coordinated approach to planning for the new Urban Expansion Area, shall be taken to ensure residential intensification targets for development within the built-up area are prioritized in accordance with this plan. (OPA 185)</p>
<p>A.2.4.2 Since Urban Expansion Areas are greenfield areas, this presents a bold opportunity to plan for new communities that are more sustainable and inclusive than those built in the past. These communities may look and function very differently than past development in greenfield areas. Secondary plans and development proposals created for Urban Expansion Areas shall implement the goals, objectives and policies of this Plan, including but not limited to: (OPA 185) ...</p>	<p>A.2.4.2 Secondary plans and development proposals for Urban Expansion Areas shall implement the goals, objectives and policies of this Plan, including but not limited to: (OPA 185) ...</p>

Appendix “B” – Volume 1: Chapter B – Communities

Proposed Change	Proposed New / Revised Policy
Grey highlighted strikethrough text = text to be deleted	Bolded text = text to be added
<p>B.2.2.2 Notwithstanding Policy B.2.2.1, adjustments to the urban boundary may be permitted through a municipal comprehensive review provided:</p> <p>a) there is no net increase in land within the urban area;</p> <p>b) the adjustment would support the City's ability to meet <i>intensification</i> and <i>redevelopment</i> targets provided in Section A.2.3 – Growth Management Provincial;</p> <p>c) <i>prime agricultural areas</i> are avoided where possible. Alternative locations across the City will be evaluated, prioritized and determined based on avoiding, minimizing and mitigating impacts on the Agriculture System and in accordance with the following:</p> <p>i) an adjustment into <i>specialty crop areas</i> is prohibited;</p> <p>ii) reasonable alternatives that avoid <i>prime agricultural areas</i> are evaluated, and;</p> <p>iii) where <i>prime agricultural areas</i> cannot be avoided, lower priority agricultural lands are used;</p> <p>d) the lands are not located within the Greenbelt Area;</p> <p>e) for lands within the Niagara Escarpment Plan area, the lands are designated Urban Area in the Niagara Escarpment Plan; and,</p> <p>f) there is sufficient reserve <i>infrastructure</i> capacity to service lands;</p> <p>g) the location of any lands added to the urban boundary will comply with the <i>minimum distance separation formulae</i>;</p> <p>h) any adverse impacts on the <i>agri-food network</i>, including agricultural operations, will be avoided or if avoidance is not possible, minimized and mitigated as determined through an <i>agricultural impact assessment</i>; and,</p> <p>i) Key hydrologic areas and natural heritage systems should be avoided where possible.</p>	<p>B.2.2.2 Notwithstanding Policy B.2.2.1, adjustments to the urban boundary may be permitted through a municipal comprehensive review provided:</p> <p>a) there is no net increase in land within the urban area;</p> <p>b) the adjustment would support the City's ability to meet <i>intensification</i> and <i>redevelopment</i> targets provided in Section A.2.3 – Growth Management Provincial;</p> <p>c) <i>prime agricultural areas</i> are avoided where possible. Alternative locations across the City will be evaluated, prioritized and determined based on avoiding, minimizing and mitigating impacts on the Agriculture System and in accordance with the following:</p> <p>i) an adjustment into <i>specialty crop areas</i> is prohibited;</p> <p>ii) reasonable alternatives that avoid <i>prime agricultural areas</i> are evaluated, and;</p> <p>iii) where <i>prime agricultural areas</i> cannot be avoided, lower priority agricultural lands are used;</p> <p>d) the lands are not located within the Greenbelt Area;</p> <p>e) for lands within the Niagara Escarpment Plan area, the lands are designated Urban Area in the Niagara Escarpment Plan;</p> <p>f) there is sufficient reserve <i>infrastructure</i> capacity to service lands;</p> <p>g) the location of any lands added to the urban boundary will comply with the <i>minimum distance separation formulae</i>;</p> <p>h) any adverse impacts on the <i>agri-food network</i>, including agricultural operations, will be avoided or if avoidance is not possible, minimized and mitigated as determined through an <i>agricultural impact assessment</i>; and,</p> <p>i) Key hydrologic areas and natural heritage systems should be avoided where possible.</p>
<p>B.3.1.1 The City shall strengthen its economy by:</p> <p>a) directing business activity to suitable locations as identified on Schedules E- Urban Structure and E-1 – Urban Land Use</p>	<p>B.3.1.1 The City shall strengthen its economy by:</p> <p>a) directing business activity to suitable locations as identified on Schedules E- Urban Structure and E-1 – Urban Land Use</p>

<p>Designations;</p> <p>b) preparing a new comprehensive Zoning By-law to implement the policies of the Official Plan; and,</p> <p>c) encouraging improved urban design and quality architecture, as well as improving the urban design elements of the public realm.</p> <p>d) supporting growth through planning for infrastructure by considering the full life cycle costs of these assets and developing options to pay for these costs over the long-term; and,</p> <p>e) consider establishing development criteria, outside of <i>Employment Areas</i>, to ensure that the redevelopment of any employment lands will retain space for a similar number of jobs to remain accommodated on site.</p>	<p>Designations;</p> <p>b) preparing a new comprehensive Zoning By-law to implement the policies of the Official Plan;</p> <p>c) encouraging improved urban design and quality architecture, as well as improving the urban design elements of the public realm.</p> <p>d) supporting growth through planning for infrastructure by considering the full life cycle costs of these assets and developing options to pay for these costs over the long-term; and,</p> <p>e) consider establishing development criteria, outside of <i>Employment Areas</i>, to ensure that the redevelopment of any employment lands will retain space for a similar number of jobs to remain accommodated on site.</p>
<p>B.3.1.2 The City shall:</p> <p>a) protect the supply of Employment Areas, as designated on Schedule E-1 – Urban Land Use Designations, for employment uses by minimizing the establishment of non-employment lands uses, in accordance with the policies of this Plan;</p> <p>b) increase the supply of market-ready employment sites through various initiatives; (OPA 167)</p> <p>c) complete the Airport Employment Growth District Secondary Plan, associated Class Environmental Assessments, financial analysis and any other required studies; and,</p> <p>d) endeavour to provide for and plan for a range of lot sizes throughout the designated Employment Areas. (OPA 167); and,</p> <p>e) support existing office parks, including improving connectivity with transit and active transportation networks, in accordance with the Growth Plan for the Greater Golden Horseshoe, as amended or replaced by other provincial plans, and the policies of this Plan.</p>	<p>B.3.1.2 The City shall:</p> <p>a) protect the supply of Employment Areas, as designated on Schedule E-1 – Urban Land Use Designations, for employment uses by minimizing the establishment of non-employment lands uses, in accordance with the policies of this Plan;</p> <p>b) increase the supply of market-ready employment sites through various initiatives; (OPA 167)</p> <p>c) complete the Airport Employment Growth District Secondary Plan, associated Class Environmental Assessments, financial analysis and any other required studies;</p> <p>d) endeavour to provide for and plan for a range of lot sizes throughout the designated Employment Areas. (OPA 167); and,</p> <p>e) support existing office parks, including improving connectivity with transit and active transportation networks, in accordance with the Growth Plan for the Greater Golden Horseshoe, as amended or replaced by other provincial plans, and the policies of this Plan.</p>
<p>Insert new policy B.3.1.5 and renumber subsequent policies accordingly.</p> <p>Retail</p> <p>B.3.1.5 The City will support the retail sector by promoting compact urban form and intensification of retail and service uses and areas and encouraging the integration of those uses with other land uses to support the achievement of complete communities.</p>	<p>Retail</p> <p>B.3.1.5 The City will support the retail sector by promoting compact urban form and intensification of retail and service uses and areas and encouraging the integration of those uses with other land uses to support the achievement of complete communities.</p>
<p>B.3.2.4.4 An secondary additional dwelling unit and an an secondary additional dwelling unit – detached shall be permitted on a single, semi-detached or townhouse lot in all</p>	<p>B.3.2.4.4 An additional dwelling unit and an additional dwelling unit – detached shall be permitted on a single, semi-detached or townhouse lot in all Institutional,</p>

<p>Institutional, Neighbourhoods, Commercial and Mixed Use designations, as shown on Schedule E-1 – Urban Land Use Designations, provided it complies with all applicable policies and Zoning By-law regulations. (OPA 142)</p>	<p>Neighbourhoods, Commercial and Mixed Use designations, as shown on Schedule E-1 – Urban Land Use Designations, provided it complies with all applicable policies and Zoning By-law regulations. (OPA 142)</p>
<p>B.3.4.4.11 Where a marked or unmarked cemetery or burial place is found, the nearest Indigenous communities with a known interest in the area shall be notified.</p>	<p>B.3.4.4.11 Where a marked or unmarked cemetery or burial place is found, Indigenous communities with a known interest in the area shall be notified.</p>
<p>B.3.6.5 Hazard Lands</p> <p>...</p> <p>In the City of Hamilton, <i>hazard lands</i> are defined, mapped, and regulated by the Conservation Authorities in accordance with the <u>Conservation Authorities Act</u>. The Niagara Escarpment Commission regulates lands that also have inherent hazards through the <u>Niagara Escarpment Planning and Development Act</u>. Generalized fire mapping provided by the Province helps to identify potentially hazardous forest types The Ministry of Northern Development, Mines, Natural Resources and Forestry maintains mapping of hazardous forest types for wildland fire. Due to the dynamic nature of <i>hazard lands</i> and forested areas, the condition for hazard lands, including <i>hazardous forest types for wildland fire</i>, is not static and mapping must be updated on an ongoing basis. (OPA 167) The general intent of this Plan is that <i>development</i> be directed to areas outside of <i>hazard lands</i> and that there should be no <i>development on, or site alterations to hazard lands</i>.</p>	<p>B.3.6.5 Hazard Lands</p> <p>...</p> <p>In the City of Hamilton, <i>hazard lands</i> are defined, mapped, and regulated by the Conservation Authorities in accordance with the <u>Conservation Authorities Act</u>. The Niagara Escarpment Commission regulates lands that also have inherent hazards through the <u>Niagara Escarpment Planning and Development Act</u>. Generalized fire mapping provided by the Province helps to identify potentially hazardous forest types. Due to the dynamic nature of hazard lands and forested areas, the condition for <i>hazard lands</i>, including <i>hazardous forest types for wildland fire</i>, is not static and mapping must be updated on an ongoing basis. (OPA 167) The general intent of this Plan is that <i>development</i> be directed to areas outside of <i>hazard lands</i> and that there should be no <i>development on, or site alterations to hazard lands</i>.</p>
<p>B.3.6.5.9 Notwithstanding Policy B.3.6.5.6, B.3.6.5.7, and B.3.6.5.8, <i>development and site alteration</i> may be permitted on <i>hazard lands</i>: a) in those exceptional situations where a Special Policy Area, under Section a) of the Provincial Policy Statement has been approved by the Province. Such special policy areas permitting <i>development and site alteration</i> on <i>hazard lands</i> shall be included as Area Specific Policies in Volume 3. The designation of a floodplain Special Policy Area, and any change or modification to the site specific official plan policies, land use designations or boundaries applying to a floodplain Special Policy Area, must be approved by the Province prior to the City</p>	<p>B.3.6.5.9 Notwithstanding Policy B.3.6.5.6, B.3.6.5.7, and B.3.6.5.8, <i>development and site alteration</i> may be permitted on <i>hazard lands</i>: a) in those exceptional situations where a Special Policy Area, under Section a) of the Provincial Policy Statement has been approved by the Province. Such special policy areas permitting <i>development and site alteration</i> on <i>hazard lands</i> shall be included as Area Specific Policies in Volume 3. The designation of a floodplain Special Policy Area, and any change or modification to the official plan policies, land use designations or boundaries applying to a floodplain Special Policy Area, must be approved by the Province prior to the City approving such changes or modifications; (OPA 167)</p>

<p>approving such changes or modifications; (OPA 167)</p> <p>b) where the <i>development</i> is limited to uses which by their nature must locate within the <i>floodway</i> such as flood or erosion control works;</p> <p>c) where development is a minor addition or a passive non-structural use which does not affect flood flows to the satisfaction of the applicable Conservation Authority;</p> <p>d) where the effects and risk to public safety are minor so as to be managed or mitigated in accordance with provincial standards as determined by the applicable Conservation Authority.</p>	<p>b) where the <i>development</i> is limited to uses which by their nature must locate within the <i>floodway</i> such as flood or erosion control works;</p> <p>c) where development is a minor addition or a passive non-structural use which does not affect flood flows to the satisfaction of the applicable Conservation Authority;</p> <p>d) where the effects and risk to public safety are minor so as to be managed or mitigated in accordance with provincial standards as determined by the applicable Conservation Authority.</p>
<p>B.3.6.5.16 Hazardous forest types for wildland fire are identified and mapped by the Ministry of Northern Development, Mines, Natural Resources and Forestry. The City shall maintain mapping of hazardous forest types for wildland fire to assist in the screening and assessment of development proposals. (OPA 167)</p>	<p>B.3.6.5.16 The City shall maintain mapping of <i>hazardous forest types for wildland fire</i> to assist in the screening and assessment of development proposals. (OPA 167)</p>

Appendix “C” – Volume 1: Chapter C – City Wide Systems and Designations

Proposed Change	Proposed New / Revised Policy
Grey highlighted strikethrough text = text to be deleted	Bolded text = text to be added
<p>C.1.0 Provincial Plans with Designations</p> <p>...</p> <p>The Official Plan must be consistent with the Provincial Policy Statement and conform to the Growth Plan, the Greenbelt Plan, and the Niagara Escarpment Plan. However, in some areas of provincial policy, the municipality can be more restrictive than the provincial directions unless doing so would conflict with any other provincial policy. Where land use designations exist, this section details the interrelationship between the various provincial documents and this Plan.</p>	<p>C.1.0 Provincial Plans with Designations</p> <p>...</p> <p>The Official Plan must be consistent with the Provincial Policy Statement and conform to the Growth Plan, the Greenbelt Plan, and the Niagara Escarpment Plan. However, in some areas of provincial policy, the municipality can be more restrictive than the provincial directions unless doing so would conflict with any other provincial policy. Where land use designations exist, this section details the interrelationship between the various provincial documents and this Plan.</p>
<p>C.2.5.10 Where vegetation protection zone widths have not been specified by watershed and sub-watershed plans, secondary plans, Environmental assessments and other studies, the following vegetation protection zone widths shall be evaluated and addressed by Environmental Impact Statements. Other agencies, such as Conservation Authorities, may have different vegetation protection zone requirements.</p> <p>...</p>	<p>C.2.5.10 Where vegetation protection zone widths have not been specified by watershed and sub-watershed plans, secondary plans, Environmental assessments and other studies, the following vegetation protection zone widths shall be evaluated and addressed by Environmental Impact Statements. Other agencies, such as Conservation Authorities, may have different vegetation protection zone requirements.</p> <p>...</p>
<p>C.3.2.2 The following uses shall be permitted in the Neighbourhoods, Commercial and Mixed Use, and Institutional designations:</p> <p>...</p> <p>d) An secondary additional dwelling unit shall be permitted on a single, semi-detached or townhouse lot, provided it complies with all applicable policies and the Zoning By-law. (OPA 142)</p>	<p>C.3.2.2 The following uses shall be permitted in the Neighbourhoods, Commercial and Mixed Use, and Institutional designations:</p> <p>...</p> <p>d) An <i>additional dwelling unit</i> shall be permitted on a single, semi-detached or townhouse lot, provided it complies with all applicable policies and the Zoning By-law. (OPA 142)</p>
<p>C.3.2.4 Insert new policy and renumber subsequent policies accordingly.</p> <p>C.3.2.4 Land use compatibility between sensitive land uses, major facilities, major retail uses and major office uses in all land use designations shall be in accordance with policy E.5.2.7.1.</p>	<p>C.3.2.4 Land use compatibility between <i>sensitive land uses, major facilities, major retail uses</i> and <i>major office uses</i> in all land use designations shall be in accordance with policy E.5.2.7.1.</p>
<p>C.4.2.18 Additional <i>transportation corridors</i> may be added to the integrated transportation network in Hamilton in the future. Recognizing the need to plan proactively for future infrastructure requirements and sustainable transportation</p>	<p>C.4.2.18 Additional <i>transportation corridors</i> may be added to the integrated transportation network in Hamilton in the future. Recognizing the need to plan proactively for future infrastructure requirements and sustainable transportation</p>

<p>solutions, the City supports active participation with provincial, inter-provincial and federal transportation planning studies such as the Greater Golden Horseshoe Transportation Plan and the Ontario-Quebec Continental Gateway and Trade Corridor Study.</p>	<p>solutions, the City supports active participation with provincial, inter-provincial and federal transportation planning studies such as the Greater Golden Horseshoe Transportation Plan.</p>
<p>C.4.5.6 The City shall reserve or obtain right-of-way dedications as described in Schedule C-2 – Future Right-of-Way Dedications. Where a right-of-way is not described in Schedule C-2 – Future Right-of-Way Dedications, the City shall reserve or obtain dedications for right-of-ways as described in Section C.4.5.2. The aforesaid dedications shall be reserved or obtained through subdivision approval, condominium approval, land severance consent, site plan approval or by gift, bequeathment, purchase or through expropriation where necessary and feasible.</p>	<p>C.4.5.6 The City shall reserve or obtain right-of-way dedications as described in Schedule C-2 – Future Right-of-Way Dedications. Where a right-of-way is not described in Schedule C-2 – Future Right-of-Way Dedications, the City shall reserve or obtain dedications for right-of-ways as described in Section C.4.5.2. The aforesaid dedications shall be reserved or obtained through subdivision approval, condominium approval, consent, site plan approval or by gift, bequeathment, purchase or through expropriation where necessary and feasible.</p>
<p>C.4.5.6.1 The City shall require, as a condition of site plan approval, subdivision approval, condominium approval and land severance consent, that sufficient lands are conveyed to provide for a right-of-way dedication in accordance with the designated widths as set out in Section C.4.5.2 or Schedule C-2 – Future Right-of-Way Dedications. (OPA 49)(OPA 142)</p>	<p>C.4.5.6.1 The City shall require, as a condition of site plan approval, subdivision approval, condominium approval and consent, that sufficient lands are conveyed to provide for a right-of-way dedication in accordance with the designated widths as set out in Section C.4.5.2 or Schedule C-2 – Future Right-of-Way Dedications. (OPA 49)(OPA 142)</p>
<p>C.4.6 Goods Movement Network An important component of Hamilton's transportation network is an efficient system of goods and services movement, which helps attract and retain industries and business, thus contributing to the City's economy. The <i>major goods movement facilities and corridors</i> in Hamilton consists of provincial highways, the road network, rail, the John C. Munro Hamilton International Airport and the Port of Hamilton. The local goods movement network links to the wider inter-regional, inter-provincial, and international goods movement network as detailed shown in the Growth Plan for the Greater Golden Horseshoe, as amended or replaced by other provincial plans, and further detailed in the GGH Transportation Plan's Strategic Goods Movement Network and associated policy directions. Hamilton has access to a wide range of <i>major goods movement facilities and corridors</i>. These facilities and corridors form a network which contributes to making the City an ideal</p>	<p>C.4.6 Goods Movement Network An important component of Hamilton's transportation network is an efficient system of goods and services movement, which helps attract and retain industries and business, thus contributing to the City's economy. The <i>major goods movement facilities and corridors</i> in Hamilton consists of provincial highways, the road network, rail, the John C. Munro Hamilton International Airport and the Port of Hamilton. The local goods movement network links to the wider inter-regional, inter-provincial, and international goods movement network as shown in the Growth Plan for the Greater Golden Horseshoe, , as amended or replaced by other provincial plans, and further detailed in the GGH Transportation Plan's Strategic Goods Movement Network and associated policy directions. Hamilton has access to a wide range of <i>major goods movement facilities and corridors</i>. These facilities and corridors form a network which contributes to making the City an ideal location for a "goods</p>

location for a "goods movement gateway".	movement gateway".
C.4.8.9 Any amendment to expand the urban boundary into the Airport Influence Area designated on Schedule FC – Airport Influence Area of the Rural Hamilton Official Plan, shall comply with all Airport Influence Area policies and the Rural Hamilton Official Plan.	C.4.8.9 Any amendment to expand the urban boundary into the Airport Influence Area designated on Schedule FC – Airport Influence Area of the Rural Hamilton Official Plan, shall comply with all Airport Influence Area policies and the Rural Hamilton Official Plan.
C.5.3.11 The City shall maintain and update a Water and Wastewater Master Plan, informed by watershed planning , which is supported by the policies of this Plan, providing direction for: ...	C.5.3.11 The City shall maintain and update a Water and Wastewater Master Plan, informed by watershed planning, which is supported by the policies of this Plan, providing direction for: ...

Appendix “D” – Volume 1: Chapter E – Urban Systems and Designations

Proposed Change	Proposed New / Revised Policy
Grey highlighted strikethrough text = text to be deleted	Bolded text = text to be added
<p>E.2.5 Major Transit Station Areas (OPA 167) A Major Transit Station Area is the area including and around any existing or planned <i>higher order transit</i> station or stop. Within the City, Major Transit Station Areas will include the Hamilton Centre and West Harbour GO Stations, the future Centennial Confederation GO Station and future <i>higher order transit</i> station areas along the <i>priority transit corridor</i>. (OPA 167)</p>	<p>E.2.5 Major Transit Station Areas (OPA 167) A Major Transit Station Area is the area including and around any existing or planned <i>higher order transit</i> station or stop. Within the City, Major Transit Station Areas will include the Hamilton Centre and West Harbour GO Stations, the future Confederation GO Station and future <i>higher order transit</i> station areas along the <i>priority transit corridor</i>. (OPA 167)</p>
<p>E.3.3.3 Secondary Additional dwelling units shall not be included in the calculation of residential density. (OPA 142)</p>	<p>E.3.3.3 <i>Additional dwelling units</i> shall not be included in the calculation of residential density. (OPA 142)</p>
<p>E.4.7.2 The following uses shall be permitted on lands designated District Commercial on Schedule E-1 – Urban Land Use Designations: a) commercial uses including retail stores, personal services, financial establishments, live work units, medical clinics, offices, restaurants, including gas bars, car washes, and service stations; b) medical clinics and offices provided they are located above the first storey; (OPA 64) c-b) residential uses provided they are located above the first storey of a mixed use building; and, dc) accessory uses.</p>	<p>E.4.7.2 The following uses shall be permitted on lands designated District Commercial on Schedule E-1 – Urban Land Use Designations: a) commercial uses including retail stores, personal services, financial establishments, live work units, medical clinics, offices, restaurants, including gas bars, car washes, and service stations; b) residential uses provided they are located above the first storey of a mixed use building; and, c) accessory uses.</p>
<p>E.5.2.7.1 The following provisions apply to all land use designations, as specified: ... b) Sensitive land uses within the Neighbourhoods, Institutional or Commercial and Mixed Use designations shall be protected from the potential adverse impacts of heavy industrial uses major facilities within the lands designated Employment Area, and industrial uses major facilities shall be protected from <i>sensitive land uses</i> as follows: (OPA 167) i) The City shall have regard for follow provincial guidelines concerning land use compatibility between industrial facilities and <i>sensitive land uses</i>. Major facilities, and sensitive land uses, major retail uses and major office uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other</p>	<p>E.5.2.7.1 The following provisions apply to all land use designations, as specified: ... b) <i>Sensitive land uses</i> shall be protected from the potential adverse impacts of <i>major facilities</i>, and <i>major facilities</i> shall be protected from <i>sensitive land uses</i> as follows: (OPA 167) i) The City shall follow provincial guidelines concerning land use compatibility between industrial facilities and <i>sensitive land uses</i>. <i>Major facilities, sensitive land uses, major retail uses and major office uses</i> shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, and minimize risk to public health and safety, to ensure the long-term viability of <i>major facilities</i> in accordance with provincial guidelines, standards and procedures. (OPA 167)</p>

<p>contaminants, and minimize risk to public health and safety, to ensure the long-term viability of major facilities in accordance with provincial guidelines, standards and procedures. (OPA 167)</p> <p>ii) Where avoidance of impacts is not possible in accordance with Policy E.5.2.7.1 b) i), the City shall protect the long-term viability of existing or planned industrial, manufacturing or other uses that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses are only permitted if the development of proposed adjacent sensitive land uses, major retail uses and major office uses are only permitted if the development proponent submits a Land Use Compatibility Study to the satisfaction of the City detailing that following are demonstrated in accordance with provincial guidelines, standards and procedures: (OPA 167)</p> <ol style="list-style-type: none"> 1. there is an identified need for the proposed use; (OPA 167) 2. alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations; (OPA 167) 3. adverse effects to the proposed sensitive land use are minimized and mitigated; and, (OPA 167) 4. potential impacts to industrial, manufacturing or other uses are minimized and mitigated. (OPA 167) 	<p>ii) Where avoidance of impacts is not possible in accordance with Policy E.5.2.7.1 b) i), the City shall protect the long-term viability of existing or planned industrial, manufacturing or other uses that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses are only permitted if the development of proposed adjacent sensitive land uses, <i>major retail uses</i> and <i>major office uses</i> are only permitted if the development proponent submits a Land Use Compatibility Study to the satisfaction of the City detailing that following are demonstrated in accordance with provincial guidelines, standards and procedures: (OPA 167)</p> <ol style="list-style-type: none"> 1. there is an identified need for the proposed use; (OPA 167) 2. alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations; (OPA 167) 3. adverse effects to the proposed sensitive land use are minimized and mitigated; and, (OPA 167) 4. potential impacts to industrial, manufacturing or other uses are minimized and mitigated. (OPA 167)
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Appendix “E” – Volume 1: Chapter F – Implementation

Proposed Change	Proposed New / Revised Policy
Grey highlighted strikethrough text = text to be deleted	Bolded text = text to be added
<p>Insert new policy F.1.1.8</p> <p>F.1.1.8 If there is direction from Planning Committee to make changes to an Official Plan Amendment before it goes to Council, or if staff identify minor typographical, clerical or formatting changes required to an Official Plan Amendment following Planning Committee but prior to Council approval of the implementing By-law, Staff are authorized to make the required changes, provided the changes do not affect the implementation of the amendment, unless that is the intent of any changes directed by Planning Committee and present the revised Official Plan Amendment to Council for adoption.</p>	<p>F.1.1.8 If there is direction from Planning Committee to make changes to an Official Plan Amendment before it goes to Council, or if staff identify minor typographical, clerical or formatting changes required to an Official Plan Amendment following Planning Committee but prior to Council approval of the implementing By-law, Staff are authorized to make the required changes, provided the changes do not affect the implementation of the amendment, unless that is the intent of any changes directed by Planning Committee and present the revised Official Plan Amendment to Council for adoption.</p>
<p>F.1.2.7 In addition to Policies F.1.2.1 to F.1.2.6 and Section A.2.4 – Growth Management - Hamilton, secondary planning shall be completed for lands shown as U-urban E expansion A-areas established by a privately initiated application. Neighbourhoods and Urban Expansion Area – Employment Areas on all Schedules to this Plan. An application for plan of subdivision, zoning by-law amendment or consent to sever shall not be approved for lands within an U-urban E expansion A-areas until a secondary plan is in effect. (OPA 185)</p>	<p>F.1.2.7 In addition to Policies F.1.2.1 to F.1.2.6 and Section A.2.4 – Growth Management - Hamilton, secondary planning shall be completed for an urban expansion area established by a privately initiated application. An application for plan of subdivision, zoning by-law amendment or consent shall not be approved for lands within an urban expansion area until a secondary plan is in effect. (OPA 185)</p>
<p>Policy F.1.2.8 deleted in its entirety and subsequent policies renumbered.</p> <p>F.1.2.8 There are six Urban Expansion Areas, the boundaries of which are shown on Appendix G – Boundaries Map, including: (OPA 185)</p> <ul style="list-style-type: none"> a) Elfrida Area; b) Garner Road Area; c) Twenty Road East Area; d) Twenty Road West Area (divided into two sub-areas: Area 1, and Area 2); and, e) White Church Road Area. 	
<p>F.1.2.8 The following requirements shall apply to the preparation of secondary plans for the any U-urban E expansion A-areas established by a privately initiated application: (OPA 185)</p> <ul style="list-style-type: none"> a) The City shall undertake detailed secondary planning for all Urban Expansion Areas; b) Notwithstanding Policy F.1.2.9 a), should a 	<p>F.1.2.8 The following requirements shall apply to the preparation of secondary plans for any urban expansion area established by a privately initiated application: (OPA 185)</p> <ul style="list-style-type: none"> a) Any secondary plan for an urban expansion area shall cover the entirety of the lands located within that urban expansion area.

privately initiated secondary plan process commence prior to the City undertaking detailed secondary planning for lands within an Urban Expansion Area or Areas, Policies F.1.2.9 c) to p) shall apply to the privately initiated Secondary Plan.

a) Separate secondary plans shall be prepared for each of the Urban Expansion Areas identified on Appendix G – Boundaries Map. Any secondary plan for an Urban Expansion Area shall cover the entirety of the lands located within that Urban Expansion Area.

d) Notwithstanding Policy F.1.2.9 c), the Elfrida Urban Expansion Area may be comprised of multiple secondary plans. In addition, a single secondary plan may cover both sub-areas within the Twenty Road West Urban Expansion Area.

b) All secondary planning processes for Urban Expansion Areas shall require the implementation of a public consultation strategy that recognizes the critical role of engagement with the public at all phases of the secondary planning process.

c) Indigenous nations shall be engaged with at all phases of the secondary planning process.

e) The secondary planning for each Urban Expansion Area shall consider opportunities to coordinate the provision of *infrastructure* and *community facilities* with other Urban Expansion Areas and adjacent areas within the urban boundary.

f) Secondary planning for new neighbourhoods within the Urban Expansion Areas shall emphasize the importance of public ownership over roads, parks, *community facilities* and other *infrastructure*. Development relying on privately owned condominium roads and *infrastructure* shall be discouraged.

g) Secondary planning for Urban Expansion Areas shall address the Ten Directions to Guide Development identified in Section A.2.1 – Our Future Hamilton.

h) The following studies, amongst others, may be required to support the preparation of secondary plans for Urban Expansion Areas:

- i) Agricultural Impact Assessment;
- ii) Planning Justification Report;

b) All secondary planning processes for urban expansion areas shall require the implementation of a public consultation strategy that recognizes the critical role of engagement with the public at all phases of the secondary planning process.

c) Indigenous nations shall be engaged with at all phases of the secondary planning process.

d) The secondary planning for urban expansion areas shall consider opportunities to coordinate the provision of *infrastructure* and *community facilities* with other urban expansion areas and adjacent areas within the urban boundary.

e) Secondary planning for new neighbourhoods within urban expansion areas shall emphasize the importance of public ownership over roads, parks, *community facilities* and other *infrastructure*. Development relying on privately owned condominium roads and *infrastructure* shall be discouraged.

f) Secondary planning for urban expansion areas shall address the Ten Directions to Guide Development identified in Section A.2.1 – Our Future Hamilton.

g) The following studies, amongst others, may be required to support the preparation of secondary plans for urban expansion areas:

- i) Agricultural Impact Assessment;
- ii) Planning Justification Report;
- iii) Commercial Needs and Impact Assessment;
- iv) Recreation Needs Assessment;
- v) Energy and Environmental Assessment Report;
- vi) Financial Impact Analysis and Financial Strategy;
- vii) Housing Report;
- viii) Public Consultation Strategy;
- ix) Servicing Master Plan;
- x) Sub-watershed Plan;
- xi) Urban Design Guidelines; and,
- xii) Transportation Management Plan / Study.

h) The City shall identify the studies required to be submitted as part of a complete application for an Official Plan Amendment through the Formal Consultation process.

i) A Servicing Strategy shall be completed concurrently with the preparation of any secondary plan for an urban expansion area.

<p>iii) Commercial Needs and Impact Assessment;</p> <p>iv) Recreation Needs Assessment;</p> <p>v) Energy and Environmental Assessment Report;</p> <p>vi) Financial Impact Analysis and Financial Strategy;</p> <p>vii) Housing Report;</p> <p>viii) Public Consultation Strategy;</p> <p>ix) Servicing Master Plan;</p> <p>x) Sub-watershed Plan;</p> <p>xi) Urban Design Guidelines; and,</p> <p>xii) Transportation Management Plan / Study.</p> <p>hk) Where a secondary plan process is privately initiated, The City shall identify the studies required to be submitted as part of a complete application for an Official Plan Amendment through the Formal Consultation process.</p> <p>il) A Servicing Strategy shall be completed concurrently with the preparation of any secondary plan for an Urban Expansion Area. Where possible, the Servicing Strategy should plan servicing to the local street level.</p> <p>jm) To ensure effective coordination of development and infrastructure, phasing of development will be required in all Urban Expansion Areas, in accordance with the City's Staging of Development Report as approved by Council.</p> <p>kn) Council has adopted Secondary Planning Guidelines for Urban Expansion Areas which outline the required process for preparing any City initiated or privately initiated secondary plan for the Urban Expansion Areas. Secondary plan phasing, components, public engagement, and final reporting for Urban Expansion Areas shall be completed in accordance with the Guidelines. The City may revise the Secondary Plan Guidelines for Urban Expansion Areas from time to time.</p> <p>le) For privately initiated secondary plans, The City shall require the applicant to submit a final report demonstrating compliance with the Secondary Plan Guidelines for Urban Expansion Areas as part of a complete application for an Official Plan Amendment.</p> <p>mp) In addition to Policy F.1.2.3, the terms of reference for any City initiated or privately initiated secondary plan for an Urban Expansion Areas shall establish the</p>	<p>Where possible, the Servicing Strategy should plan servicing to the local street level.</p> <p>j) To ensure effective coordination of <i>development</i> and <i>infrastructure</i>, phasing of development will be required in all urban expansion areas, in accordance with the City's Staging of Development Report as approved by Council.</p> <p>k) Council has adopted Secondary Planning Guidelines for urban expansion areas which outline the required process for preparing any secondary plan for urban expansion areas. Secondary plan phasing, components, public engagement, and final reporting for urban expansion areas shall be completed in accordance with the Guidelines. The City may revise the Secondary Plan Guidelines for urban expansion areas from time to time.</p> <p>l) the City shall require the applicant to submit a final report demonstrating compliance with the Secondary Plan Guidelines for urban expansion areas as part of a complete application for an Official Plan Amendment.</p> <p>m) In addition to Policy F.1.2.3, the terms of reference for any secondary plan for an urban expansion areas shall establish the expected role of any existing landowner group that represents multiple landowners within an urban expansion area, and outline the management, structure and operational details of the landowner group and if applicable, procedures for sharing costs.</p>
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expected role of any existing landowner group that represents multiple landowners within an Urban Expansion Area , and outline the management, structure and operational details of the landowner group and if applicable, procedures for sharing costs.	
F.1.2.9 10 In addition to Policy F.1.2.7 and Section A.2.4 – Growth Management – Hamilton, development within an Urban Expansion Area with a completed secondary plan shall not proceed until a landowners group consisting of landowners within the Urban Expansion Area has been established. The members of the landowners group shall enter into a cost sharing agreement amongst themselves and coordinate the phasing and staging of development within the secondary plan area. The City shall not be party to the cost sharing agreement. The cost sharing agreement shall equitably allocate development costs associated with community and infrastructure facilities within the secondary plan area, including but not limited to parks, public spaces, roads, streetscape improvements, storm water management facilities, utilities and schools. Individual applications for draft plan of subdivision, zoning by-law amendment, and site plan approval within an Urban Expansion Area shall require confirmation that the applicant has become a party to the cost sharing agreement prior to the application being deemed complete. (OPA 185)	F.1.2.9 In addition to Policy F.1.2.7 and Section A.2.4 – Growth Management – Hamilton, development within an urban expansion area with a completed secondary plan shall not proceed until a landowners group consisting of landowners within the urban expansion area has been established. The members of the landowners group shall enter into a cost sharing agreement amongst themselves and coordinate the phasing and staging of development within the secondary plan area. The City shall not be party to the cost sharing agreement. The cost sharing agreement shall equitably allocate development costs associated with community and infrastructure facilities within the secondary plan area, including but not limited to parks, public spaces, roads, streetscape improvements, storm water management facilities, utilities and schools. Individual applications for draft plan of subdivision, zoning by-law amendment, and site plan approval within an Urban Expansion Area shall require confirmation that the applicant has become a party to the cost sharing agreement prior to the application being deemed complete. (OPA 185)
F.1.14.3.9 Consents for land severances shall not be granted for dwellings created as Secondary Additional Dwelling Units – Detached. (OPA 155)	F.1.14.3.9 Consents for land severances shall not be granted for dwellings created as <i>Additional Dwelling Units – Detached.</i> (OPA 155)
F.1.18.1 In considering any <i>development/redevelopment</i> proposal, plan of subdivision or consent to sever , Council shall determine whether to require the dedication of parkland or require cash-in-lieu of such dedication.	F.1.18.1 In considering any <i>development/redevelopment</i> proposal, plan of subdivision or consent to sever , Council shall determine whether to require the dedication of parkland or require cash-in-lieu of such dedication.
F.3.6.2 The City shall use the annual , three-year Staging of Development Report to manage subdivision growth. The report shall: a) provide a document and process which integrates the City's financial planning of growth-related capital costs with land use planning and timing of new development for	F.3.6.2 The City shall use the three-year Staging of Development Report to manage subdivision growth. The report shall: a) provide a document and process which integrates the City's financial planning of growth-related capital costs with land use planning and timing of <i>new development</i> ;

<p>new growth areas;</p> <p>b) ensure that growth takes place in an orderly and appropriate sequence in locations desirable to meet market demands, other growth strategies, servicing programs, and the priorities in this Plan;</p> <p>c) outline the City's intention toward the scheduling and processing of plans of subdivision for residential, employment and commercial development, and infrastructure;</p> <p>d) identify subdivisions which require owners to be responsible for paying for the installation of growth related, City capital works in exchange for, or as a credit towards, the payment of required development subdivided, in accordance with the Development Charges Act and the Development Charges By-law;</p> <p>e) identify subdivisions which include engineering services to be arranged through Front-ending Agreements under the Development Charges Act;</p> <p>f) provide necessary financial information for the Ten Year Capital Budget process by estimating potential development charge revenues and development charge expenditures related to new growth areas;</p> <p>g) when used in conjunction with the City's Vacant Lot Inventory Report, provide the necessary monitoring mechanism to determine the existing supply of serviced land to meet housing demands and to ensure the provision of a two-year supply of serviced residential land;</p> <p>h) provide the necessary monitoring mechanism to determine the existing supply of employment land to meet employment needs to ensure the provision of a serviced employment lands;</p> <p>ig) the Staging of Development Plan shall be established with consideration of criteria for determining the appropriate staging and priority for development. The criteria include:</p> <p>i) status of plans of subdivision;</p> <p>ii) provincial legislation regarding land supply, density targets, and <i>intensification</i>;</p> <p>iii) status of adjacent lands;</p> <p>iv) financing;</p> <p>v) serviceability; and,</p> <p>vi) market forces.</p>	<p>b) ensure that growth takes place in an orderly and appropriate sequence in locations desirable to meet market demands, other growth strategies, servicing programs, and the priorities in this Plan;</p> <p>c) outline the City's intention toward the scheduling and processing of plans of subdivision for residential, employment and commercial development, and infrastructure;</p> <p>d) identify subdivisions which require owners to be responsible for paying for the installation of growth related, City capital works in exchange for, or as a credit towards, the payment of required development subdivided, in accordance with the Development Charges Act and the Development Charges By-law;</p> <p>e) identify subdivisions which include engineering services to be arranged through Front-ending Agreements under the Development Charges Act;</p> <p>f) provide necessary financial information for the Ten Year Capital Budget process by estimating potential development charge revenues and development charge expenditures related to new growth areas;</p> <p>g) the Staging of Development Plan shall be established with consideration of criteria for determining the appropriate staging and priority for development. The criteria include:</p> <p>i) status of plans of subdivision;</p> <p>ii) provincial legislation regarding land supply, density targets, and <i>intensification</i>;</p> <p>iii) status of adjacent lands;</p> <p>iv) financing;</p> <p>v) serviceability; and,</p> <p>vi) market forces.</p>
<p>F.3.6.3 The City's Staging of Development Report shall be prepared and approved</p>	<p>F.3.6.3 The City's Staging of Development Report shall be updated on a three-year</p>

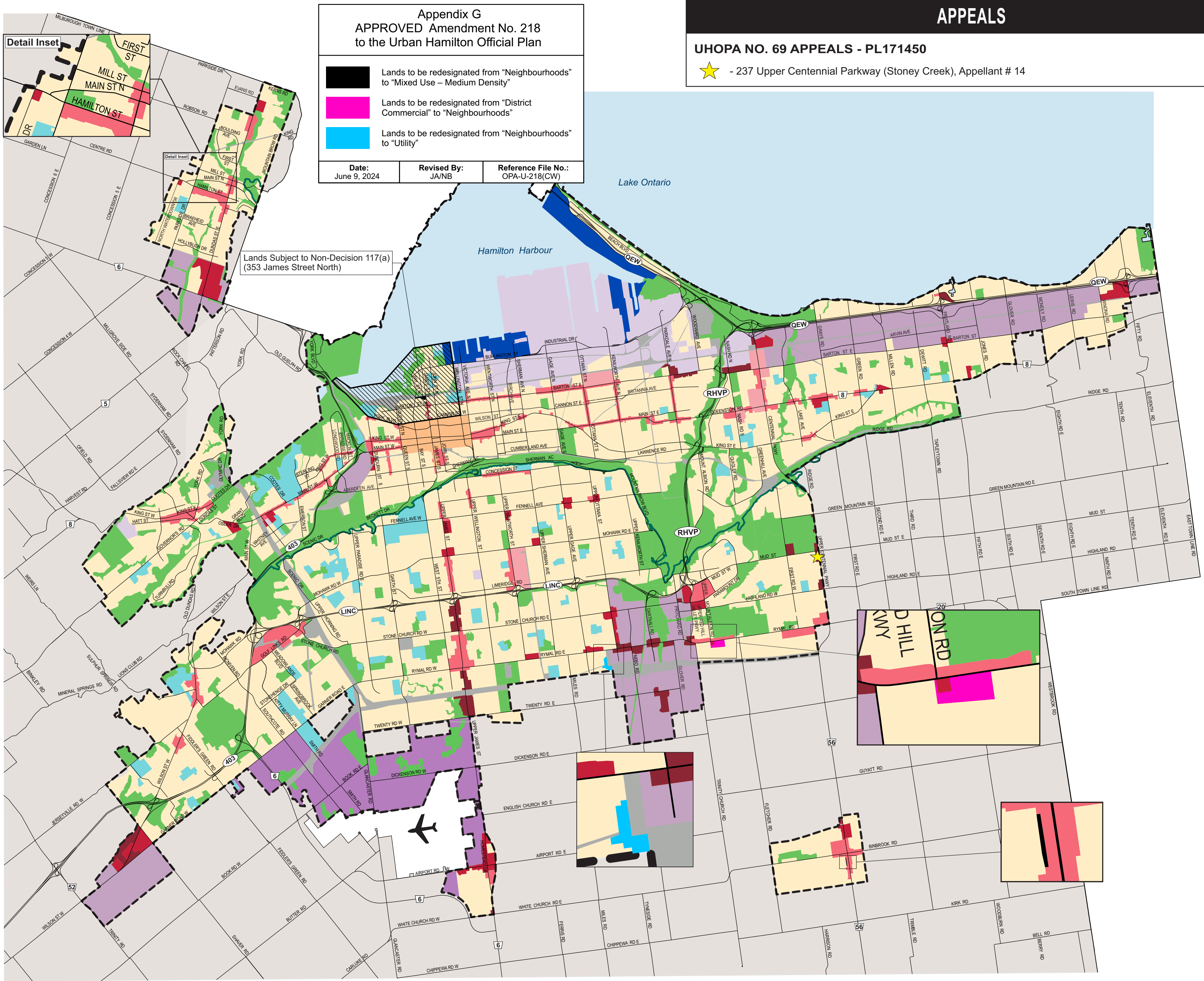
~~annually~~ **updated on a three-year cycle.** The City's Staging of Development Report and the City's Capital Works Program shall generally be prepared in concert with each other.

cycle. The City's Staging of Development Report and the City's Capital Works Program shall generally be prepared in concert with each other.

Appendix “F” – Volume 1: Chapter G – Glossary

Proposed Change	Proposed New / Revised Policy
Grey highlighted strikethrough text = text to be deleted	Bolded text = text to be added
<p>Residential Intensification: <i>Intensification</i> of a property, site or area which results in a net increase in residential units or accommodation and includes:</p> <ul style="list-style-type: none"> a) redevelopment, including the redevelopment of brownfield sites; b) the development of vacant or underutilized lots within previously developed areas; c) <i>infill development</i>; d) the conversion or expansion of existing industrial, commercial and institutional buildings for residential use; and, e) the conversion or expansion of existing residential buildings to create new residential units or accommodation, including secondary additional dwelling units, secondary additional dwelling units – detached and rooming houses (PPS, 2020, as amended). (OPA 167) 	<p>Residential Intensification: <i>Intensification</i> of a property, site or area which results in a net increase in residential units or accommodation and includes:</p> <ul style="list-style-type: none"> a) redevelopment, including the redevelopment of brownfield sites; b) the development of vacant or underutilized lots within previously developed areas; c) <i>infill development</i>; d) the conversion or expansion of existing industrial, commercial and institutional buildings for residential use; and, e) the conversion or expansion of existing residential buildings to create new residential units or accommodation, including additional dwelling units, additional dwelling units – detached and rooming houses (PPS, 2020, as amended). (OPA 167)
<p>Additional Secondary Dwelling Unit: means a separate and self-contained dwelling unit that is accessory to and located within the principal dwelling. (OPA 142) (OPA 155)</p>	<p>Additional Dwelling Unit: means a separate and self-contained dwelling unit that is accessory to and located within the principal dwelling. (OPA 142) (OPA 155)</p>
<p>Additional Secondary Dwelling Unit – Detached: means a separate and self-contained detached dwelling unit that is accessory to and located on the same lot as the principal dwelling. (OPA 155)</p>	<p>Additional Dwelling Unit – Detached: means a separate and self-contained detached dwelling unit that is accessory to and located on the same lot as the principal dwelling. (OPA 155)</p>
<p>Significant Habitat of Threatened or Endangered Species: means that habitat, as approved by the Ministry of Northern Development, Mines, Natural Resources and Forestry, the Environment, Conservation and Parks that is necessary for the maintenance survival and/or recovery of naturally occurring or reintroduced populations of species at risk and where those areas of occurrence are occupied or habitually occupied by the species during all or any part(s) of its life cycle. To identify which species are threatened or endangered, the City will refer to the Species at Risk in Ontario list O. Reg. 230/08: SPECIES AT RISK IN ONTARIO LIST that is prepared and updated by the Ministry of Northern Development, Mines, Natural Resources and Forestry the</p>	<p>Significant Habitat of Threatened or Endangered Species: means that habitat, as approved by the Ministry of the Environment, Conservation and Parks that is necessary for the maintenance survival and/or recovery of naturally occurring or reintroduced populations of species at risk and where those areas of occurrence are occupied or habitually occupied by the species during all or any part(s) of its life cycle. To identify which species are threatened or endangered, the City will refer to the Species at Risk in Ontario list O. Reg. 230/08: SPECIES AT RISK IN ONTARIO LIST that is prepared and updated by the Ministry of the Environment, Conservation and Parks. The City may collaborate with the Province during the early stages of the planning process, to ensure that</p>

<p>Environment, Conservation and Parks. The City may collaborate with the Province during the early stages of the planning process, to ensure that the significant habitat of threatened or endangered species on lands affected by or contiguous to any proposed development or site alteration is properly evaluated and identified.</p>	<p>the significant habitat of threatened or endangered species on lands affected by or contiguous to any proposed development or site alteration is properly evaluated and identified.</p>
<p>Specialty crop areas: Areas designated using guidelines developed by the Province, as amended from time to time. In these areas, specialty crops are predominantly grown such as tender fruits (peaches, cherries, plums), grapes, other fruit crops, vegetable crops, greenhouse crops, and crops from agriculturally developed organic soil usually resulting from:</p> <ul style="list-style-type: none"> a) soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both; b) farmers skilled in the production of specialty crops; and c) a long-term investment of capital in areas such as crops, drainage, infrastructure and related facilities and services to produce, store or process specialty crops (PPS, 2020). 	<p>Specialty crop areas: Areas designated using guidelines developed by the Province, as amended from time to time. In these areas, specialty crops are predominantly grown such as tender fruits (peaches, cherries, plums), grapes, other fruit crops, vegetable crops, greenhouse crops, and crops from agriculturally developed organic soil usually resulting from:</p> <ul style="list-style-type: none"> a) soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both; b) farmers skilled in the production of specialty crops; and c) a long-term investment of capital in areas such as crops, drainage, infrastructure and related facilities and services to produce, store or process specialty crops (PPS, 2020).



Appendix G
APPROVED Amendment No. 218
to the Urban Hamilton Official Plan

Lands to be redesignated from "Neighbourhoods" to "Mixed Use – Medium Density"

Lands to be redesignated from "District Commercial" to "Neighbourhoods"

Lands to be redesignated from "Neighbourhoods" to "Utility"

Date:
June 9, 2024

Revised By:
JA/NB

Reference File No.:
OPA-U-218(CW)

APPEALS

UHOPA NO. 69 APPEALS - PL171450

- 237 Upper Centennial Parkway (Stoney Creek), Appellant # 14

Key Map

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

Legend

Neighbourhoods

Open Space

Institutional

Utility

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

Hamilton

Date: May 27, 2024

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

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Appendix “H” – Volume 2: Chapter B-4 – Flamborough Secondary Plans

Proposed Change	Proposed New / Revised Policy
Grey highlighted strikethrough text = text to be deleted	Bolded text = text to be added
<p>B.4.3.1 4.4 Staging of Development</p> <p>In addition to Section F.3.6 - Staging of Development of Volume 1, and the City's Staging of Development Program, the following policies shall guide the staging of development within the Waterdown South Secondary Plan area:</p> <p>...</p> <p>e) Until Burke Street is connected to Mountain Brow or Skinner Road is extended easterly to Dundas Street, a maximum of 250 residential units located north of the intersection of Burke Street and Skinner Road Skinner Road may be constructed within the Waterdown South Secondary Plan area, Additional development beyond 250 units may be permitted subject to Policy B.4.3.14.2 c).</p>	<p>B.4.3.1 4.4 Staging of Development</p> <p>In addition to Section F.3.6 - Staging of Development of Volume 1, and the City's Staging of Development Program, the following policies shall guide the staging of development within the Waterdown South Secondary Plan area:</p> <p>...</p> <p>e) Until Burke Street is connected to Mountain Brow or Skinner Road is extended easterly to Dundas Street, a maximum of 250 residential units located north of the intersection of Burke Street and Skinner Road may be constructed within the Waterdown South Secondary Plan area, Additional development beyond 250 units may be permitted subject to Policy B.4.3.14.2 c).</p>

Appendix "I" – Volume 2: Chapter B-6 – Hamilton Secondary Plans

Proposed Change	Proposed New / Revised Policy
Grey highlighted strikethrough text = text to be deleted	Bolded text = text to be added
<p>B.6.1.4.4 Transfers of development rights may be accommodated within the Downtown Hamilton Secondary Plan area, subject to land use regulations through the Zoning By-law. In no case shall the Transfer of development rights allow building heights exceeding the maximum building height permissions in accordance with Policies 6.1.4.5 a) and c), 6.1.4.12 and established in the implementing Zoning By-law. Transfers of development rights may be undertaken to achieve the following policy objectives:</p>	<p>B.6.1.4.4 Transfers of development rights may be accommodated within the Downtown Hamilton Secondary Plan area, subject to land use regulations through the Zoning By-law. In no case shall the Transfer of development rights allow building heights exceeding the maximum building height permissions in accordance with Policies 6.1.4.5, 6.1.4.12 and established in the implementing Zoning By-law. Transfers of development rights may be undertaken to achieve the following policy objectives:</p>

Appendix J
APPROVED Amendment No. 218
to the Urban Hamilton Official Plan

"Proposed Road" to be removed

Lands to be redesignated from "Low Density Residential 2e" to "Low Density Residential 3e"

Lands to be redesignated from "Low Density Residential 2h" to "Low Density Residential 3e"

Lands to be shifted to align with the approved Draft Plan of Subdivision

Date:
July 9, 2024

Revised By:
JA/NB

Reference File No.:
OPA-U-218(G)

The map displays the Binbrook Village area with various land use designations. Residential areas are color-coded by density: Low Density Residential 2d (yellow), 2e (orange), 2h (light yellow), 3c (dark yellow), and 3e (brown). Commercial and mixed-use areas include Local Commercial (light pink), District Commercial (dark red), Mixed Use - Medium Density (pink), and Mixed Use - Medium Density - Pedestrian Focus (hatched pink). Parks and open spaces include Parkette (light green), Neighbourhood Park (dark green), Community Park (teal), General Open Space (light green), and Natural Open Space (dark green). Other designations include Institutional (light blue), Elementary School (ES, light blue), Utility (grey), and Storm Water Management (SWM, grey). The map also shows various features like Area or Site Specific Policy (dashed red lines), Gateway (dashed blue circles), Storm Water Management (WT, teal), Pipeline (dotted grey), Proposed Roads (dashed grey), and Secondary Plan Boundary (thick black line). Specific roads labeled include Fletcher Rd, Binbrook Rd, Windwood Dr, Bradley Ave, Fall Fair Way, and Regional Rd S6. A Pipeline Easement is also indicated along the top boundary.

Legend

Residential Designations

Low Density Residential 2d

Low Density Residential 2e

Low Density Residential 2h

Low Density Residential 3c

Low Density Residential 3e

Commercial and Mixed Use Designations

Local Commercial

District Commercial

Mixed Use - Medium Density

Mixed Use - Medium Density - Pedestrian Focus

Parks and Open Space Designations

Parkette

Neighbourhood Park

Community Park

General Open Space

Natural Open Space

Other Designations

Institutional

ES

Elementary School

Utility

SWM

Storm Water Management

Other Features

Area or Site Specific Policy

Gateway

WT

Storm Water Management

Pipeline

Proposed Roads

Secondary Plan Boundary

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

Urban Hamilton Official Plan
Binbrook Village
Secondary Plan
Land Use Plan Map
Map B.5.1-1

Date: March 7, 2024

Not To Scale

Hamilton

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Appendix K
APPROVED Amendment No. 218
to the Urban Hamilton Official Plan

Identify roads as "Local Roads"

"Proposed Road" to be removed

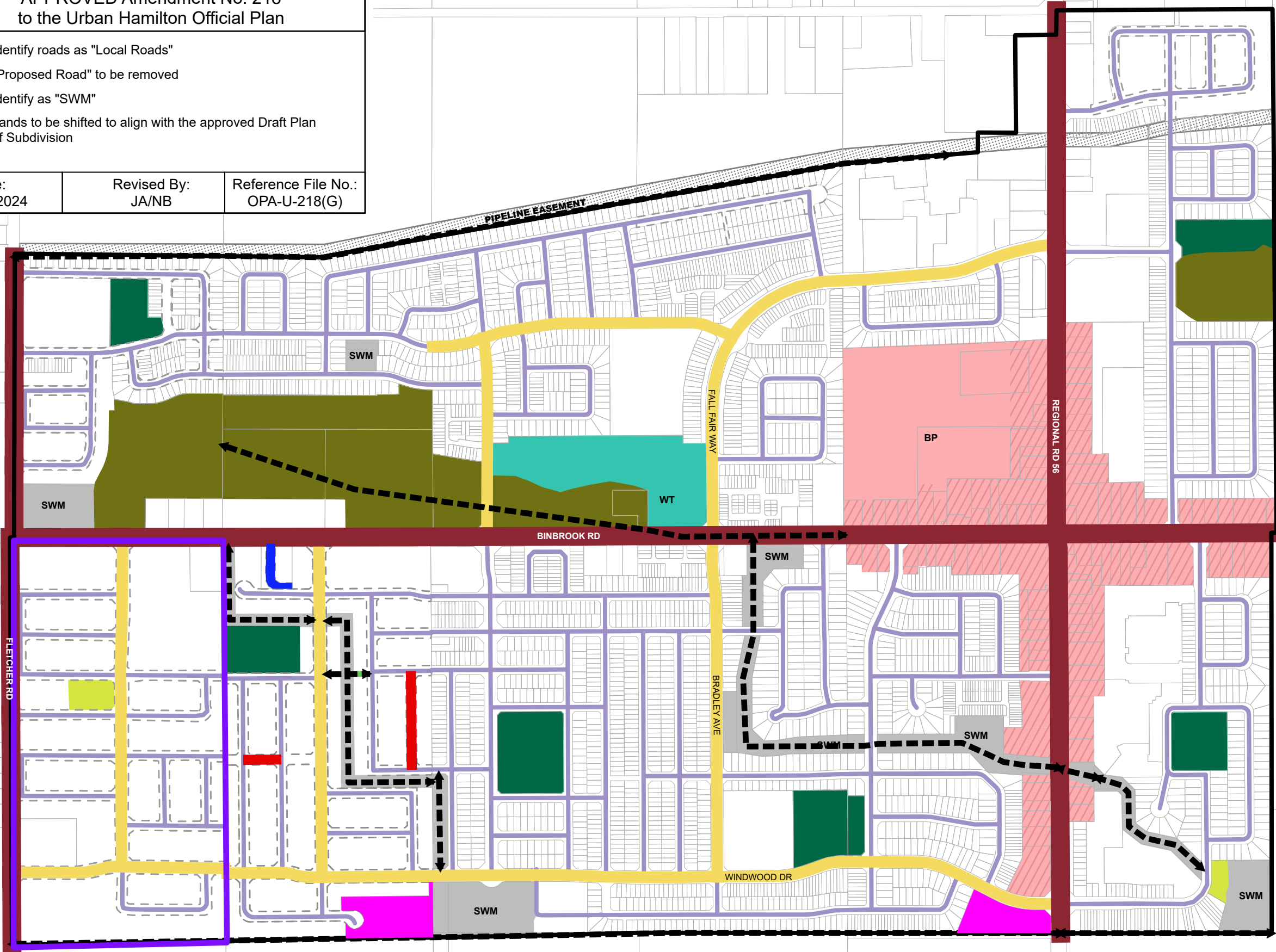
Identify as "SWM"

Lands to be shifted to align with the approved Draft Plan of Subdivision

Date:
July 9, 2024

Revised By:
JA/NB

Reference File No.:
OPA-U-218(G)



Legend

Commercial and Mixed Use Designations

Mixed Use - Medium Density

Mixed Use - Medium Density - Pedestrian Focus

Parks and Open Space Designations

Parkette

Neighbourhood Park

Community Park

General Open Space

Natural Open Space

Storm Water Management Facilities

SWM

Storm Water Management

Drainage Channel/Public Walkway

Road Hierarchy

Arterial Road

Collector Road

Local

Proposed Roads

Other Features

BP

Binbrook Park

WT

Water Tower

Open Space Linkages

Secondary Plan Boundary

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

Urban Hamilton Official Plan
Binbrook Village
Secondary Plan
Open Space Linkages
Map B.5.1-2

Date: September 2023

Not To Scale

Hamilton

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Appendix L
APPROVED Amendment No. 218
to the Urban Hamilton Official Plan

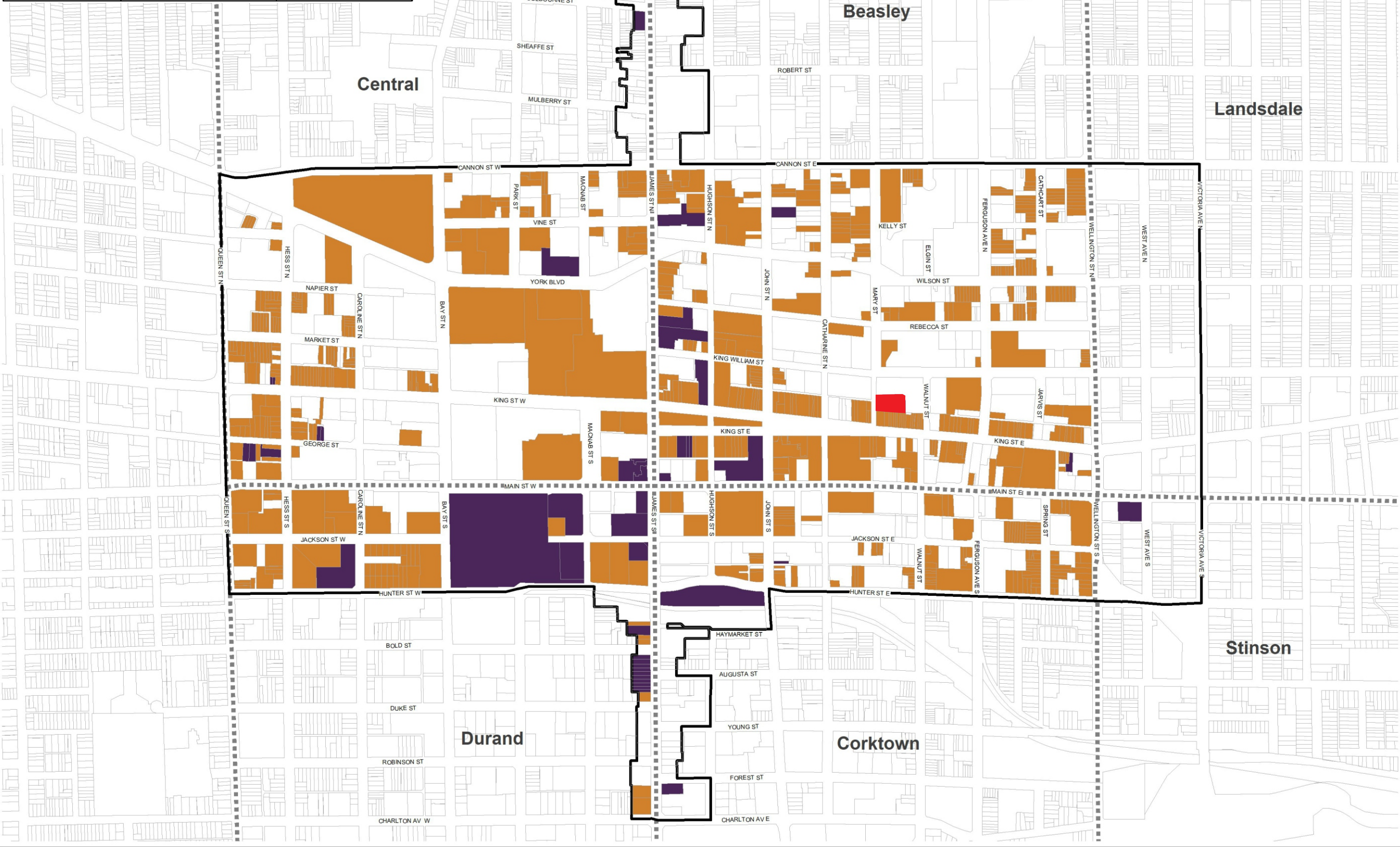
Lands to be removed as “Designated”

(14 - 18 Mary Street, Hamilton)

Date:
July 9, 2024

Revised By:
JA/NB

Reference File No.:
OPA-U-218(H)



Legend

Registered Non-Designated

Designated

Established Historical Neighbourhoods

Secondary Plan Boundary

Urban Hamilton Official Plan
Downtown Hamilton
Secondary Plan
Cultural Heritage Resources
Appendix B

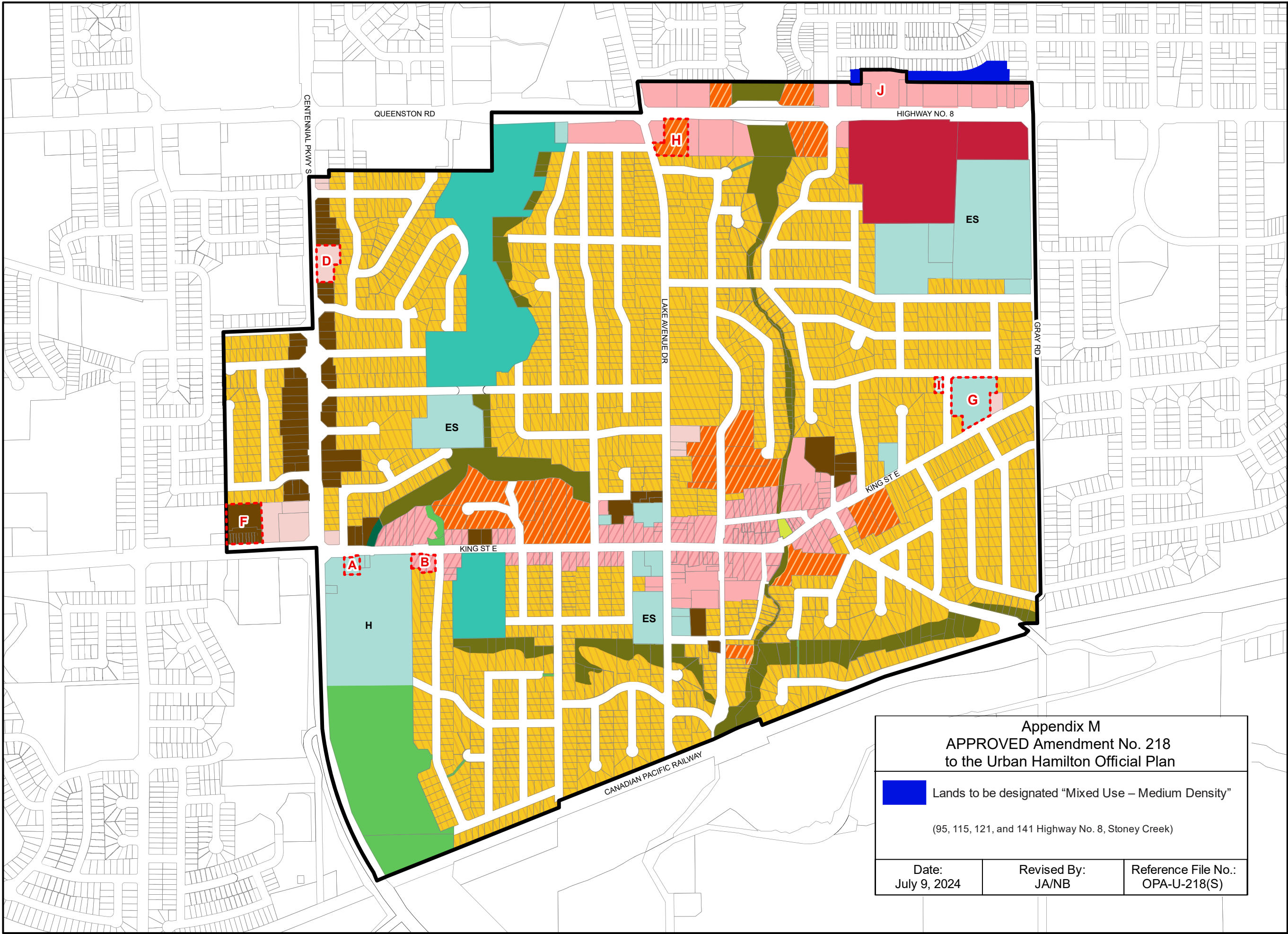
Not To Scale

Date: March 2023

Hamilton

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Legend

Residential Designations

- Low Density Residential 2a
- Medium Density Residential 3
- High Density Residential 1

Commercial and Mixed Use Designations

- Local Commercial
- Mixed Use - Medium Density
- Mixed Use - Medium Density - Pedestrian Focus
- Mixed Use - High Density
- District Commercial

Parks and Open Space Designations

- Parkette
- Neighbourhood Park
- Community Park
- General Open Space
- Natural Open Space

Other Designations

- Institutional
- ES Elementary School
- H Historic Site

Other Features

- Area or Site Specific Policy
- Secondary Plan Boundary

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


Urban Hamilton Official Plan
Old Town Secondary Plan
Land Use Plan
Map B.7.2-1

Date: September 2023



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Appendix M
APPROVED Amendment No. 218
to the Urban Hamilton Official Plan

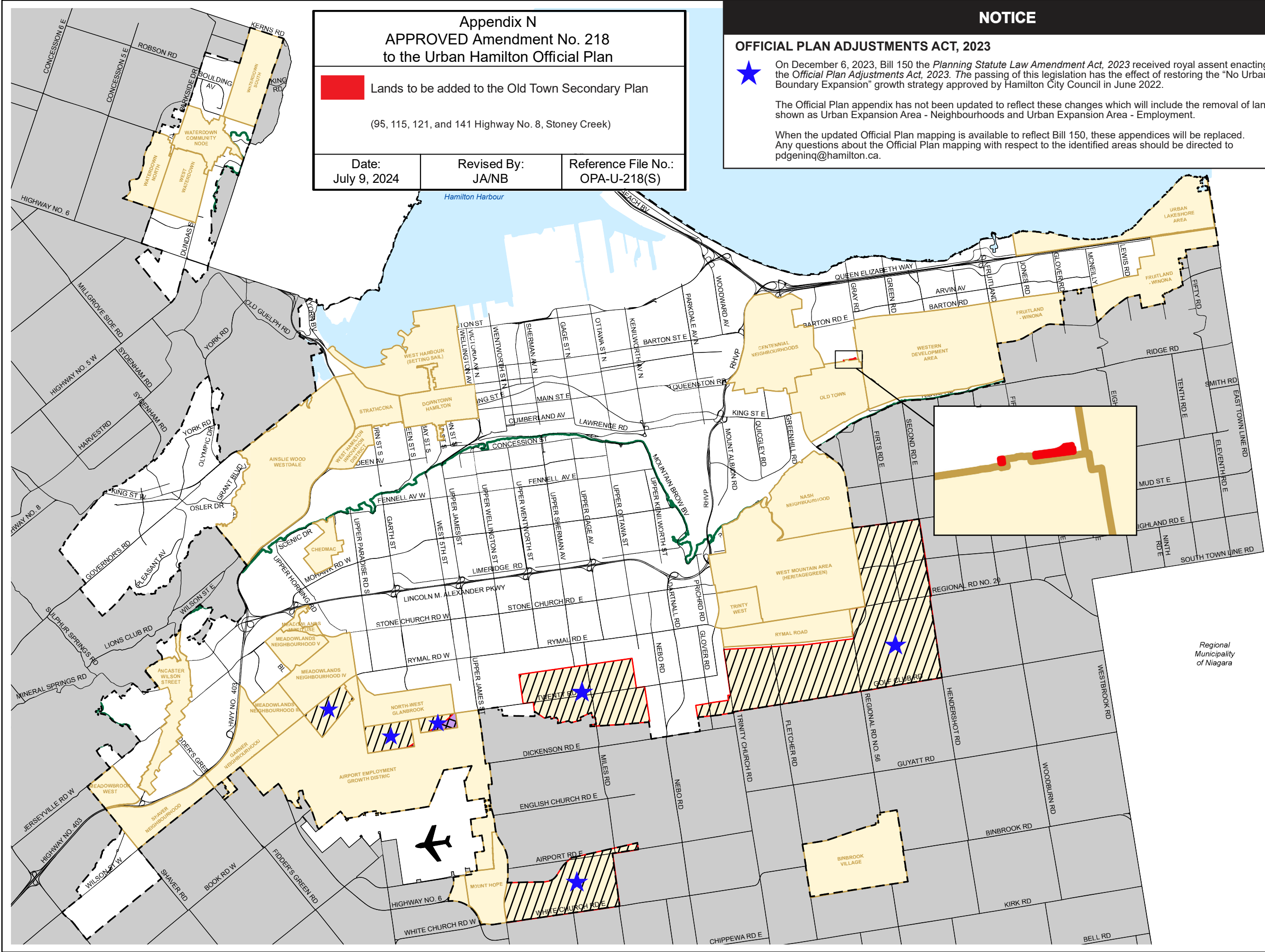
 Lands to be designated “Mixed Use – Medium Density”

(95, 115, 121, and 141 Highway No. 8, Stoney Creek)

Date:
July 9, 2024

Revised By:
JA/NB

Reference File No.:
OPA-U-218(S)



Appendix N

APPROVED Amendment No. 218

to the Urban Hamilton Official Plan

Lands to be added to the Old Town Secondary Plan

(95, 115, 121, and 141 Highway No. 8, Stoney Creek)

Date:

July 9, 2024

Revised By:

JA/NB

Reference File No.:

OPA-U-218(S)

NOTICE

On December 6, 2023, Bill 150 the *Planning Statute Law Amendment Act, 2023* received royal assent enacting the *Official Plan Adjustments Act, 2023*. The passing of this legislation has the effect of restoring the “No Urban Boundary Expansion” growth strategy approved by Hamilton City Council in June 2022.

The Official Plan appendix has not been updated to reflect these changes which will include the removal of lands shown as Urban Expansion Area - Neighbourhoods and Urban Expansion Area - Employment.

When the updated Official Plan mapping is available to reflect Bill 150, these appendices will be replaced. Any questions about the Official Plan mapping with respect to the identified areas should be directed to pdgeninq@hamilton.ca.

Legend

Secondary Plans

Urban Expansion Area - Neighbourhoods

Urban Expansion Area - Employment Area

Other Features

Rural Area

John C. Munro Hamilton International Airport

Niagara Escarpment

Urban Boundary

Municipal Boundary

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

Urban Hamilton Official
Volume 2: Appendix A
Secondary Plans Index Map

N.T.S.

Hamilton

Date: Sept. 2023

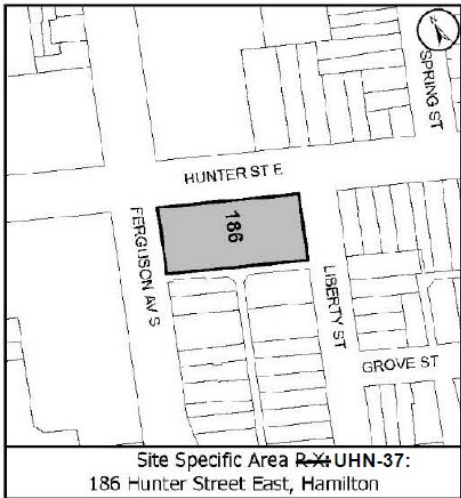

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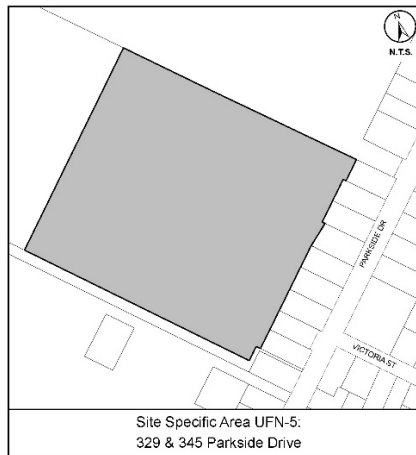
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Appendix “O” – Volume 3: Chapter C – Urban Site Specific Policies

Proposed Change	Proposed New / Revised Policy
Grey highlighted strikethrough text = text to be deleted	Bolded text = text to be added
<p>UHC-12 Lands located at 1725 Stone Church Road East, 130 & 140 Mud Street East, former City of Hamilton (OPA 167)</p> <p>1.0 In addition to Section E.4.0 – Commercial and Mixed Use Designations, the following policies apply:</p> <p>a) Notwithstanding policies E.4.7.2 and E.4.7.9, sensitive land uses such as, but not limited to live work units, daycare uses, and residential uses shall not be permitted; and,</p> <p>b) As part of a complete Application for development, an Architectural and Urban Design Guidelines document shall be prepared and submitted to the satisfaction of the City, describing the overall community structure of the subject lands and providing built form and landscaping guidelines to ensure that the physical design of the site is consistent with the overall intended character and design vision for the neighbouring Heritage Greene lands to the east. Specifically, the guidelines should address private and public realm components, including streetscape design, connectivity and enhancement of the pedestrian network, and the physical design of any proposed open space and built form. The submitted Architectural and Urban Design Guidelines shall also address policy BC.3.3 - Urban Design Policies, and the City's Site Plan Guidelines.</p>	<p>UHC-12 Lands located at 1725 Stone Church Road East, 130 & 140 Mud Street East, former City of Hamilton (OPA 167)</p> <p>1.0 In addition to Section E.4.0 – Commercial and Mixed Use Designations, the following policies apply:</p> <p>a) Notwithstanding policies E.4.7.2 and E.4.7.9, sensitive land uses such as, but not limited to live work units, daycare uses, and residential uses shall not be permitted; and,</p> <p>b) As part of a complete Application for development, an Architectural and Urban Design Guidelines document shall be prepared and submitted to the satisfaction of the City, describing the overall community structure of the subject lands and providing built form and landscaping guidelines to ensure that the physical design of the site is consistent with the overall intended character and design vision for the neighbouring Heritage Greene lands to the east. Specifically, the guidelines should address private and public realm components, including streetscape design, connectivity and enhancement of the pedestrian network, and the physical design of any proposed open space and built form. The submitted Architectural and Urban Design Guidelines shall also address policy B.3.3 - Urban Design Policies, and the City's Site Plan Guidelines.</p>
<p>UHN-2831 Lands located at 85 Division Street and 77-79 Merchison Avenue, former City of Hamilton (OPA 167)</p> <p>1.0 In addition to Section E.3.0 – Neighbourhoods Designation of Volume 1, at the development stage, any future redevelopment of the parcels with sensitive land uses will require demonstration of compatibility with adjacent uses, including but not limited to a Detailed Noise Control Study, Land Use Compatibility Study, implementation of noise mitigation measures as deemed appropriate by the City, Record of Site Condition (if required) and compliance with all provincial compatibility guidelines. The Applicant will also be required</p>	<p>UHN-31 Lands located at 85 Division Street and 77-79 Merchison Avenue, former City of Hamilton (OPA 167)</p> <p>1.0 In addition to Section E.3.0 – Neighbourhoods Designation of Volume 1, at the development stage, any future redevelopment of the parcels with sensitive land uses will require demonstration of compatibility with adjacent uses, including but not limited to a Detailed Noise Control Study, Land Use Compatibility Study, implementation of noise mitigation measures as deemed appropriate by the City, Record of Site Condition (if required) and compliance with all provincial compatibility guidelines. The Applicant will also be required</p>

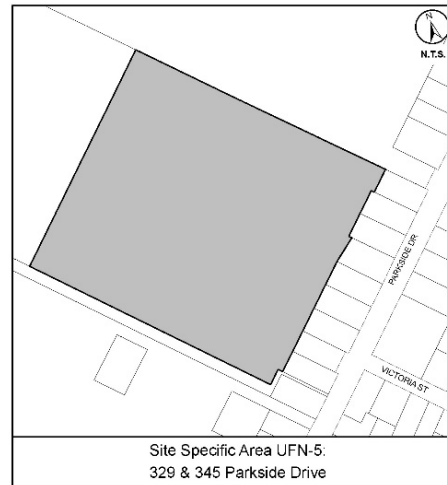
to investigate a Class 4 Noise Area classification under the NPC-300 guidelines of the Province.	to investigate a Class 4 Noise Area classification under the NPC-300 guidelines of the Province.
<p>UHN-2932 Lands located at 286 Sanford Avenue North and 42 Westinghouse Avenue, former City of Hamilton (OPA 167)</p> <p>1.0 Notwithstanding Policy E.3.2.3 of Volume 1, residential uses and other sensitive land uses are prohibited until a Noise Impact Study, Land Use Compatibility Study, and any other required studies are submitted to the satisfaction of the City.</p> <p>2.0 Notwithstanding Policy E.3.8.8 a) of Volume 1, the existing office building at 286 Sanford Ave. North is permitted to have office floor area in excess of 500 square metres.</p>	<p>UHN-32 Lands located at 286 Sanford Avenue North and 42 Westinghouse Avenue, former City of Hamilton (OPA 167) 1.0 Notwithstanding Policy E.3.2.3 of Volume 1, residential uses and other sensitive land uses are prohibited until a Noise Impact Study, Land Use Compatibility Study, and any other required studies are submitted to the satisfaction of the City. 2.0 Notwithstanding Policy E.3.8.8 a) of Volume 1, the existing office building at 286 Sanford Ave. North is permitted to have office floor area in excess of 500 square metres.</p>
<p>UHN-3033 Lands located at 390 Victoria Avenue North, former City of Hamilton (OPA 167)</p> <p>1.0 Notwithstanding Policy E.3.2.3 of Volume 1, the development of the lands for sensitive land uses shall be prohibited.</p>	<p>UHN 33 Lands located at 390 Victoria Avenue North, former City of Hamilton (OPA 167)</p> <p>1.0 Notwithstanding Policy E.3.2.3 of Volume 1, the development of the lands for sensitive land uses shall be prohibited.</p>
<p>UHN-37 186 Hunter Street East, Hamilton</p> <p>1.0 Notwithstanding Section B.3.2.5, no condominium conversions shall be permitted for any units where the rent is set at 30% of the household income for the 60th percentiles of incomes in the area (as determined by StatsCan), which represents 25% of the proposed unit count, for a minimum of 20 years to implement a Settlement Decision at the Ontario Land Tribunal (OLT-22-004063).</p>	<p>UHN-37 186 Hunter Street East, Hamilton</p> <p>1.0 Notwithstanding Section B.3.2.5, no condominium conversions shall be permitted for any units where the rent is set at 30% of the household income for the 60th percentiles of incomes in the area (as determined by StatsCan), which represents 25% of the proposed unit count, for a minimum of 20 years to implement a Settlement Decision at the Ontario Land Tribunal (OLT-22-004063).</p>
 <p>Site Specific Area R-4 UHN-37: 186 Hunter Street East, Hamilton</p>	 <p>Site Specific Area UHN-37 186 Hunter Street East, Hamilton</p>
UFN-5 Lands located on a portion of 329 and 345 Parkside Drive, Flamborough (OPA 167)	UFN-5 Lands located on a portion of 329 and 345 Parkside Drive, Flamborough (OPA 167)

Insert Inset Map:



...

4.0 Through future development of the subject lands, if potential adverse impacts on any nearby agricultural operations are identified and cannot be avoided, they will be minimized and mitigated to the extent feasible.

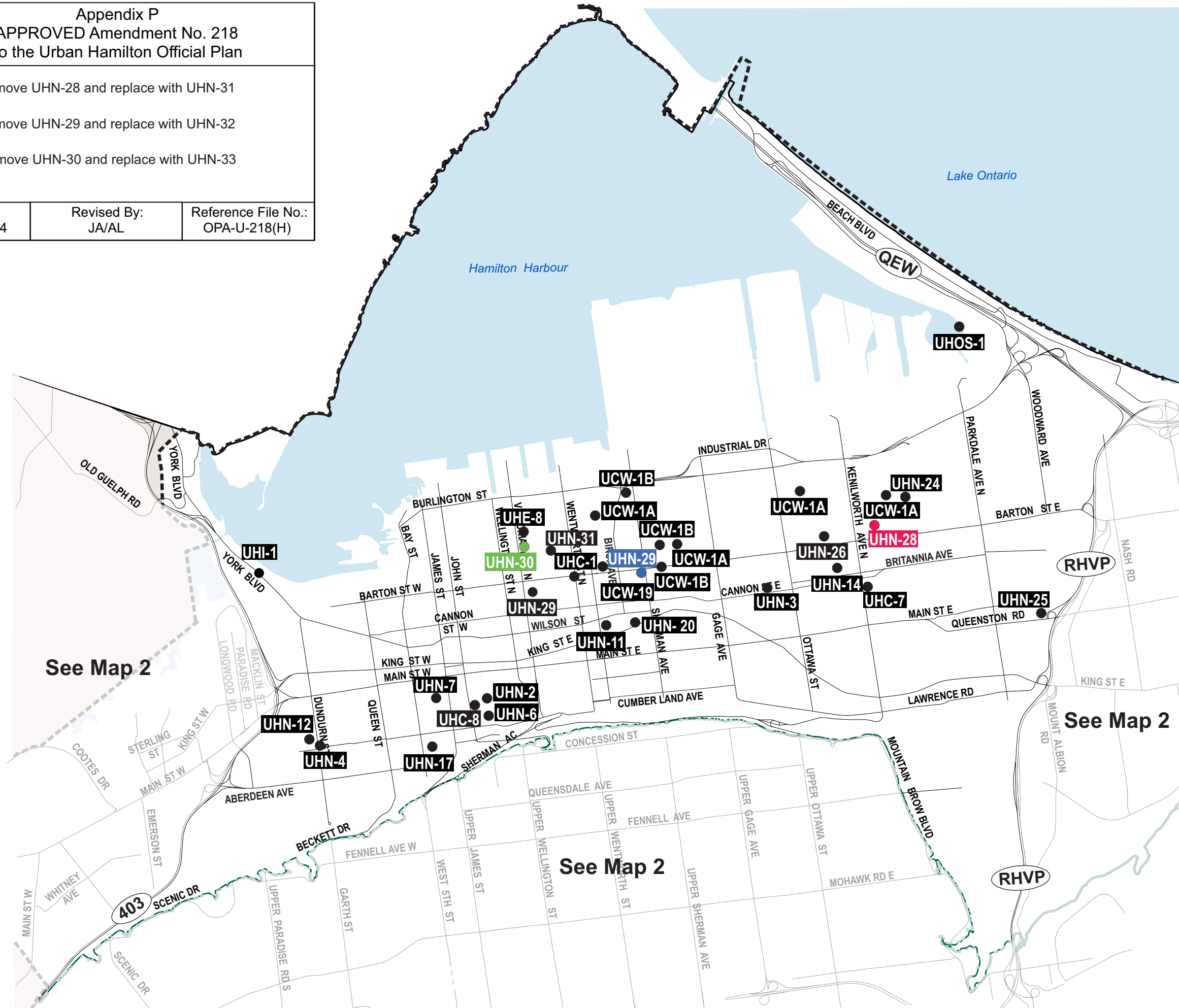


...

4.0 Through future development of the subject lands, if potential adverse impacts on any nearby agricultural operations are identified and cannot be avoided, they will be minimized and mitigated to the extent feasible.

<p align="center">Appendix P APPROVED Amendment No. 218 to the Urban Hamilton Official Plan</p>		
<ul style="list-style-type: none"> ● To remove UHN-28 and replace with UHN-31 ● To remove UHN-29 and replace with UHN-32 ● To remove UHN-30 and replace with UHN-33 		
<p>Date: July 9 2024</p>	<p>Revised By: JA/AL</p>	<p>Reference File No.: OPA-U-218(H)</p>

Date: July 9 2024	Revised By: JA/AL	Reference File No.: OPA-U-218(H)
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A key map showing the spatial distribution of Rural and Urban areas. The map is divided into two main regions: Rural (shaded gray) and Urban (white). A dashed line separates the two regions. A north arrow and the text 'N.T.S.' (Not To Scale) are located in the top right corner.

Note: For Rural Site Specific Areas, refer to Volume 3: Appendix A of the Rural Hamilton Official Plan.

Legend

- Site Specific Areas (SSA)
- U- Refers to Urban Site Specific Area #, Volume 3, Chapter B



Other Features

- Rural Area
- Niagara Escarpment
- Urban Boundary
- Municipal Boundary

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

Urban Hamilton Official Plan
Volume 3: Map 2a

Urban Site Specific Key Map (Lower City)

 Not To Scale	
Date: Nov. 2022	

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