

Authority: Item 8.8, Planning Committee Minutes 25-005 (PED25063)
CM: April 16, 2025 Ward: 13
Written approval for this by-law was given by Mayoral Decision MDE-2025-07
Dated April 16, 2025

Bill No. 070

CITY OF HAMILTON

BY-LAW NO. 25-070

To Adopt:

**Official Plan Amendment No. 43 to the
Rural Hamilton Official Plan**

Respecting:

**1278 Old Highway 8, Flamborough
City of Hamilton**

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

1. Amendment No. 43 to the Rural Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 16th day of April, 2025.

A. Horwath
Mayor

M. Trennum
City Clerk

Rural Hamilton Official Plan

Amendment No. 43

The following text, together with Appendix “A” Volume 2: Map 14 – Sheffield Rural Settlement Area Plan attached hereto, constitutes Official Plan Amendment No. “43” to the Rural Hamilton Official Plan.

1.0 **Purpose and Effect:**

The purpose of this Amendment is to redesignate the subject lands from “Settlement Institutional” to “Settlement Residential” and create a new Site Specific Policy in the Sheffield Rural Settlement Area to permit the continued use of a sewage disposal holding tank and permit the conversion of the existing Place of Worship to a residential use (single detached dwelling).

2.0 **Location:**

The lands affected by this amendment are municipally known as 1278 Old Highway 8, in the former Township of Flamborough.

3.0 **Basis:**

The basis for permitting this Amendment is:

- The proposal maintains the general intent of the policies of the Rural Hamilton Official Plan and Sheffield Rural Settlement Area Plan, as it makes efficient use of land and contributes to a range of housing options.
- The proposal to adaptively reuse the place of worship is compatible with the existing built environment of the Sheffield Rural Settlement Area.
- The Amendment is consistent with the Provincial Planning Statement, 2024 and conforms to the Greenbelt Plan, 2017.

4.0 **Actual Changes:**

4.1 **Volume 2 – Secondary Plans and Rural Settlement Areas**

4.1.1 **Chapter A.3 – Rural Settlement Areas**

- a. That Volume 2, Chapter A.3 – Flamborough Rural Settlement Area Plans be amended by adding a new subsection, as follows:

3.11.4 Site Specific Area

3.11.4.1 Notwithstanding Policy C.5.1.1.f) of Volume 1, a sewage disposal holding tank shall be permitted for a residential dwelling unit located within the former place of worship on the lands known as 1278 Old Highway 8, Flamborough, and identified as Site Specific Area 1 on Map 14 – Sheffield Rural Settlement Area Plan.

Maps and Appendices

4.1.2 Map

- a. That Volume 2: Map 14 – Sheffield Rural Settlement Area Plan be amended by:
- i) redesignating lands from “Settlement Institutional” to “Settlement Residential”; and,
 - ii) identifying the subject lands as Site Specific Area “1”,
- as shown on Appendix “A”, 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. 25-070 passed on the 16th of April, 2025.

**The
City of Hamilton**

A. Horwath
Mayor

M. Trennum
City Clerk

Appendix A
APPROVED Amendment No. 43
to the Rural Hamilton Official Plan



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



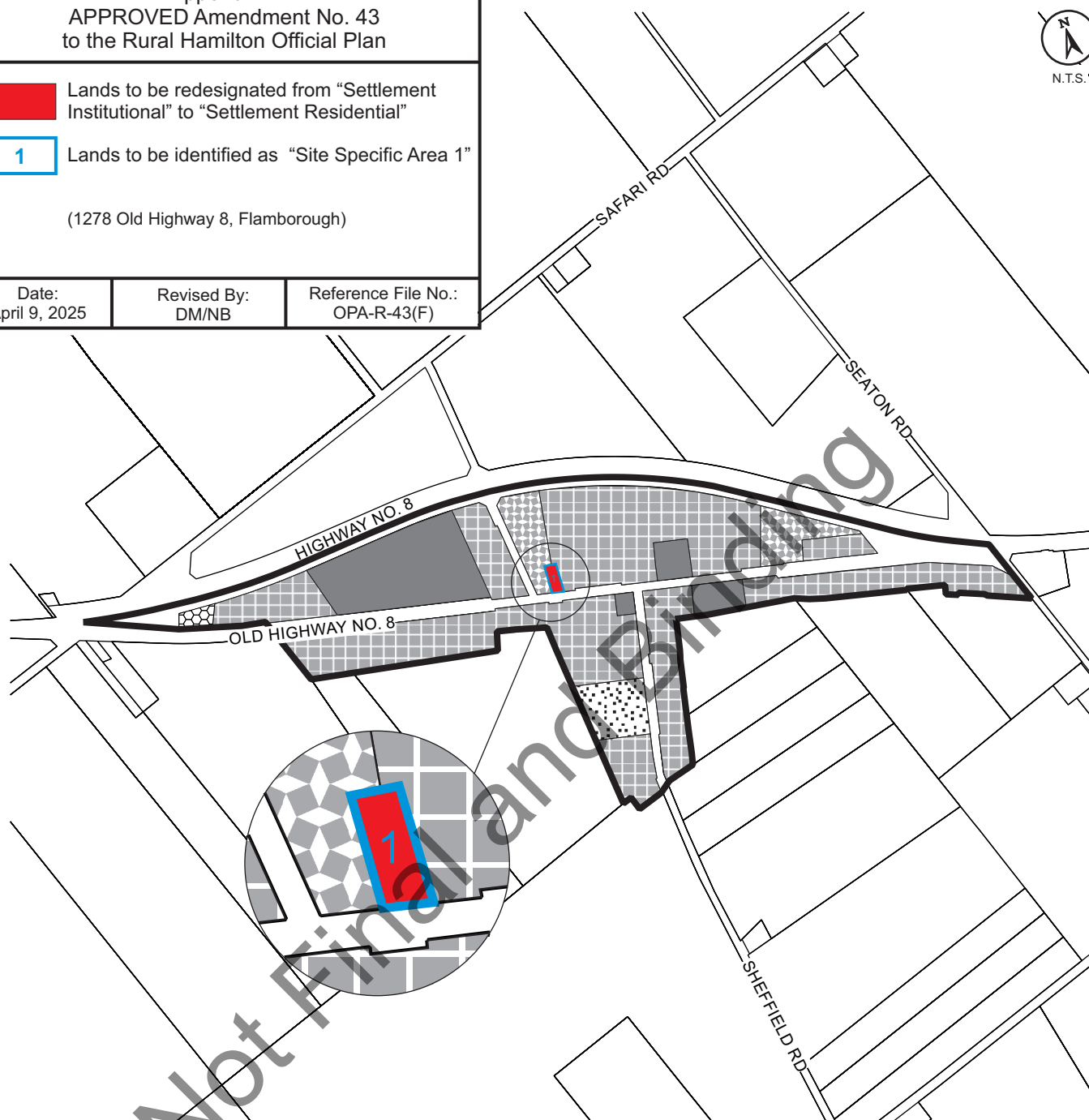
Lands to be identified as "Site Specific Area 1"

(1278 Old Highway 8, Flamborough)

Date:
April 9, 2025

Revised By:
DM/NB

Reference File No.:
OPA-R-43(F)



Legend

— Settlement Area Boundary

LAND USE DESIGNATIONS



Settlement Residential



Settlement Commercial



Settlement Institutional

Open Space and Parks Designations



Community Park



Natural Open Space (Hazard Lands)

Volume 2: Map 14 Sheffield Rural Settlement Area Plan

Rural Hamilton Official Plan

Council Adoption: September 27, 2006

Ministerial Approval: December 24, 2008

Effective Date: May 3, 2016



Hamilton