

Authority: Item 8.4, Planning Committee Minutes 25-011 (PED25171)
CM: August 6, 2025 Ward: City-wide
Written approval for this by-law was given by Mayoral Decision MDE-2025-13
Dated August 6, 2025

Bill No. 159

CITY OF HAMILTON

BY-LAW NO. 25-159

To Adopt:

**Official Plan Amendment No. 45 to the
Rural Hamilton Official Plan**

Respecting:

Housekeeping and Strategic Amendments

(City Wide)

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

1. Amendment No. 45 to the Rural Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 6th day of August, 2025.

A. Horwath
Mayor

J. Pilon
Acting City Clerk

DRAFT Rural Hamilton Official Plan Amendment No. 45

The following text, together with:

Appendix “A”	Volume 1: Chapter C – City Wide Systems and Designations
Appendix “B”	Volume 1: Chapter F – Implementation
Appendix “C”	Volume 1: Chapter G – Glossary
Appendix “D”	Volume 1: Schedule B – Natural Heritage System

attached hereto, constitutes Official Plan Amendment No. 45 to the Rural 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);
- Amend or add policies and mapping to clarify implementation.

2.0 Location:

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

3.0 Basis:

The basis for permitting this Amendment is:

- The Amendment implements the intent of the Rural Hamilton Official Plan; and,
- The Amendment is consistent with the Provincial Planning Statement, 2024 and the Greenbelt Plan, 2017, as amended.

4.0 Actual Changes:

4.1 Volume 1 – Parent Plan

Text

4.1.1 Chapter C – City Wide Systems and Designations

- a. That Policy C.2.4.10 of Volume 1: Chapter C – City Wide Systems and Designations be amended, as outlined in Appendix “A”, attached to this Amendment:

4.1.2 Chapter F – Implementation

- a. That Table F.1 of Volume 1: Chapter F – Implementation be amended, as outlined in Appendix “B”, attached to this Amendment:

4.1.2 Chapter G – Glossary

- a. That Volume 1: Chapter G – Glossary be amended, as outlined in Appendix “C”, attached to this Amendment.

Schedules and Appendices

4.1.4 Schedules

- a. That Volume 1: Schedule B – Natural Heritage System be amended by changing the Legend as shown on Appendix “D”, 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.25-159 passed on the 6th day of August, 2025.

**The
City of Hamilton**

A. Horwath
Mayor

J. Pilon
Acting City Clerk

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

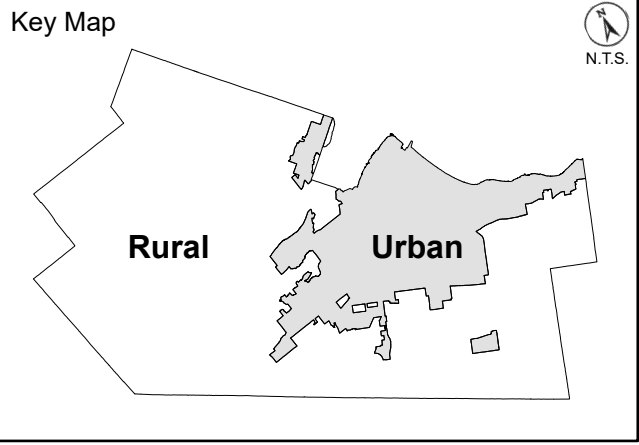
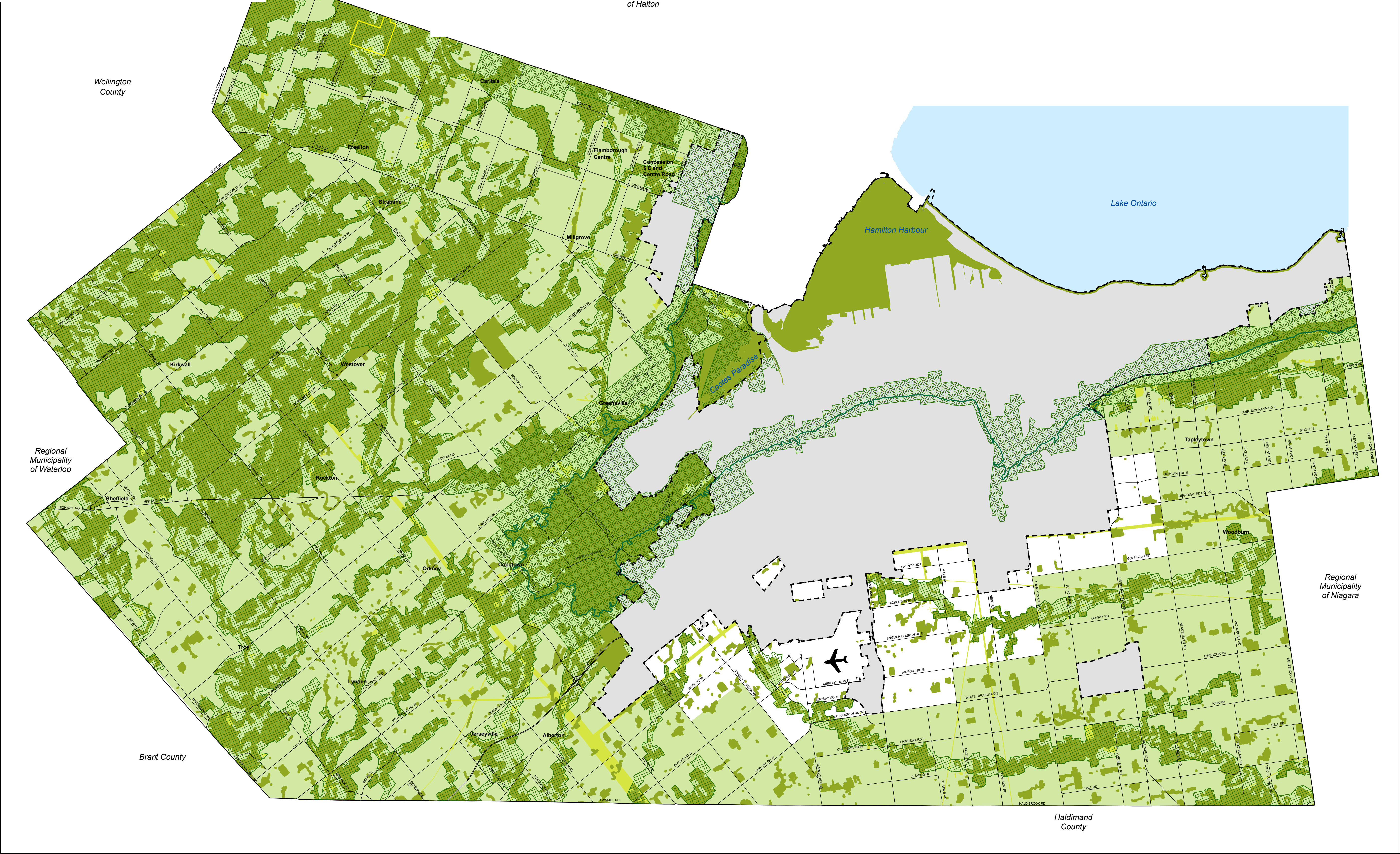
Proposed Change	Proposed New / Revised Policy
Grey highlighted strikethrough text = text to be deleted	Bolded text = text to be added
Vegetation Protection Zones 2.4.10 An Environmental Impact Statement shall also propose a vegetation protection zone which: a) Has sufficient width to protect the Core Area and its ecological functions from impacts of the proposed land use or site alteration occurring during and after construction, and where possible, restores or enhances the Core Area and/or its ecological functions; and b) Is established to achieve, and be maintained as natural self-sustaining vegetation.	Vegetation Protection Zones 2.4.10 An Environmental Impact Statement shall also propose a vegetation protection zone which: a) Has sufficient width to protect the Core Area and its ecological functions from impacts of the proposed land use or site alteration occurring during and after construction, and where possible, restores or enhances the Core Area and/or its ecological functions; and b) Is established to achieve, and be maintained as natural self-sustaining vegetation.

Appendix “B” – 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		
Table F.1. Adjacent Land Distances to Trigger and Environmental Impact Statement			Table F.1. Adjacent Land Distances to Trigger and Environmental Impact Statement		
Natural Heritage Feature	Boundary Definition	Extent of Adjacent Lands (outside of Greenbelt)	Natural Heritage Feature	Boundary Definition	Extent of Adjacent Lands (outside of Greenbelt)
<i>Fish Habitat</i>	Streams, rivers, lakes , ponds, and wetlands .	30 metres from stable top of bank	<i>Fish Habitat</i>	Streams, rivers, lakes , ponds, and wetlands .	30 metres from stable top of bank
Provincially Significant Wetlands	Defined by the Province	120 metres	Provincially Significant Wetlands	Defined by the Province	120 metres
<i>Significant Habitat of Threatened and Endangered Species</i>	Defined by the Province and City of Hamilton	50 metres	<i>Significant Habitat of Threatened and Endangered Species</i>	Defined by the Province and City of Hamilton	50 metres
Local Wetlands and unevaluated wetlands	Defined by the Province (Class 4-7) and City of Hamilton	50 metres	Local Wetlands and unevaluated wetlands	Defined by the Province (Class 4-7) and City of Hamilton	50 metres
<i>Significant Woodlands</i>	Defined by City of Hamilton	50 metres, measured from the dripline	<i>Significant Woodlands</i>	Defined by City of Hamilton	50 metres, measured from the dripline
Streams and River Valleys	Conservation Authority regulatory lines, flood plain mapping.	30 metres from stable top of bank	Streams and River Valleys	Conservation Authority regulatory lines, flood plain mapping.	30 metres from stable top of bank
<i>Areas of Natural and Scientific Interest (ANSIs)</i>	As defined by the Province	50 metres	<i>Areas of Natural and Scientific Interest (ANSIs)</i>	As defined by the Province	50 metres
<i>Significant Valley Lands</i>	As defined by the Province and City of Hamilton	50 metres	<i>Significant Valley Lands</i>	As defined by the Province and City of Hamilton	50 metres
<i>Significant Wildlife Habitat</i>	As defined by the Province and City of Hamilton	50 metres	<i>Significant Wildlife Habitat</i>	As defined by the Province and City of Hamilton	50 metres
<i>Environmentally Significant Areas (ESAs)</i>	As defined by the City of Hamilton	50 metres	<i>Environmentally Significant Areas (ESAs)</i>	As defined by the City of Hamilton	50 metres

Appendix “C” – 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
Wetlands: means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs and fens. Periodically soaked or wet lands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be wetlands for the purposes of this definition. mean land such as swamp, marsh, bog, or fen (not including land that is being used for agricultural purposes and no longer exhibits wetland characteristics) that: a) is seasonally or permanently covered with shallow water or has the water table close to or at the surface; b) has hydric soils and vegetation dominated by water tolerant plants; and c) has been further identified according to evaluation procedures established by the Ministry of Natural Resources, as amended from time to time. d) This includes provincially and locally significant wetlands. (Greenbelt Plan, 2005)	Wetlands: means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs and fens. Periodically soaked or wet lands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be wetlands for the purposes of this definition.
Add new definition of Unevaluated Wetlands to Chapter G – Glossary.	Unevaluated Wetlands: means wetlands that have not been evaluated using the Ontario Wetland Evaluation System (OWES).



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

Deferral pending the resolution of the Official Plan Amendment application

- Legend**
- Rural Settlement Areas
 - Natural Heritage Features**
 - Core Areas
 - Linkages
 - Greenbelt Protected Countryside
 - Greenbelt Natural Heritage System
 - Niagara Escarpment Plan Area
 - Other Features**
 - Urban Area
 - John C. Munro Hamilton International Airport
 - Niagara Escarpment
 - Urban Boundary
 - Municipal Boundary

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

**Rural Hamilton Official Plan
Schedule B
Natural Heritage System**