

**Authority:** Item 8.1, Planning Committee Minutes 26-004 (PED26068)  
CM: April 1, 2026 Ward: 10  
Dated April 1, 2026  
Written approval for this by-law was given by Mayoral Decision MDE-2024 07  
Dated April 1, 2026

**Bill No. 068**

CITY OF HAMILTON

BY-LAW NO. **26-068**

**To Adopt:**

**Official Plan Amendment No. 250 to the  
Urban Hamilton Official Plan**

Respecting:

**861 Highway No. 8  
(Stoney Creek)**

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

1. Amendment No. 250 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 1<sup>st</sup> day of April, 2026.

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A. Horwath  
Mayor

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M. Trennum  
City Clerk

## DRAFT Urban Hamilton Official Plan Amendment No. 250

The following text, together with Appendix A Volume 2: Map B.7.4-1 – Fruitland - Winona Secondary Plan – Land Use Plan, attached hereto, constitutes Official Plan Amendment No. “250” to the Urban Hamilton Official Plan.

### 1.0 Purpose and Effect:

The purpose of this Amendment is to amend the Fruitland - Winona Secondary Plan by redesignating the front portion of the subject lands from “Low Density Residential 2” and “Low Density Residential 3” to “Institutional”, redesignating a portion of the subject lands from “Low Density Residential 2” and “Neighbourhood Park” to “Natural Open Space”, and adding a new Site Specific Policy – Area “X”. The effect of this Amendment is to allow for a six storey, 160 bed long term care facility and to recognize the location of the existing natural features and refine the “Neighbourhood Park” boundary.

### 2.0 Location:

The lands affected by this Amendment are known municipally as 861 Highway No. 8, Stoney Creek.

### 3.0 Basis:

The basis for permitting this Amendment is:

- The proposed development maintains the general intent of the policies of the Urban Hamilton Official Plan and the Fruitland - Winona Secondary Plan.
- The proposed development will be compatible and complementary with the existing and planned development in the immediate area; and,
- The Amendment is consistent with the Provincial Planning Statement, 2024.

## 4.0 Actual Changes:

### 4.1 Volume 2 – Secondary Plans

#### **Text**

#### 4.1.1 Chapter B.7.0 – Stoney Creek Secondary Plans – Section B.7.4 – Fruitland-Winona Secondary Plan

- a. That Volume 2: Chapter B.7.0 – Stoney Creek Secondary Plans, Section B.7.4 – Fruitland-Winona Secondary Plan, be amended by adding a new Site Specific Policy as follows:

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

B.7.4.18.X For lands identified as Site Specific Policy – Area X on Map B.7.4-1 – Fruitland-Winona Secondary Plan – Land Use Plan, designated Institutional, and known as 861 Highway No. 8, the following policy shall apply:

- a) In addition to Section B.7.4.8 - Institutional Designation, a maximum building height of 6 storeys shall be permitted for a long term care facility.”

#### **Maps**

#### 4.1.2 Map

- a. That Volume 2: Map B.7.4-1 – Fruitland – Winona Secondary Plan – Land Use Plan be amended by:
- i) redesignating a portion of the subject lands from “Low Density Residential 2” to “Natural Open Space”;
  - ii) redesignating a portion of the subject lands from “Low Density Residential 3” to “Institutional”;
  - iii) redesignating a portion of the subject lands from “Neighbourhood Park” to “Natural Open Space”;

iv) redesignating a portion of the subject lands from “Low Density Residential 2” to “Institutional”; and,

v) identifying the subject lands as Site Specific Policy – Area “X”;

as shown on Appendix “A” attached to this amendment.

**5.0 Implementation:**

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

This Official Plan Amendment is Schedule “1” to By-law No. \_26-068 passed on the 1<sup>st</sup> day of April, 2026.

**The  
City of Hamilton**

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A. Horwath  
Mayor

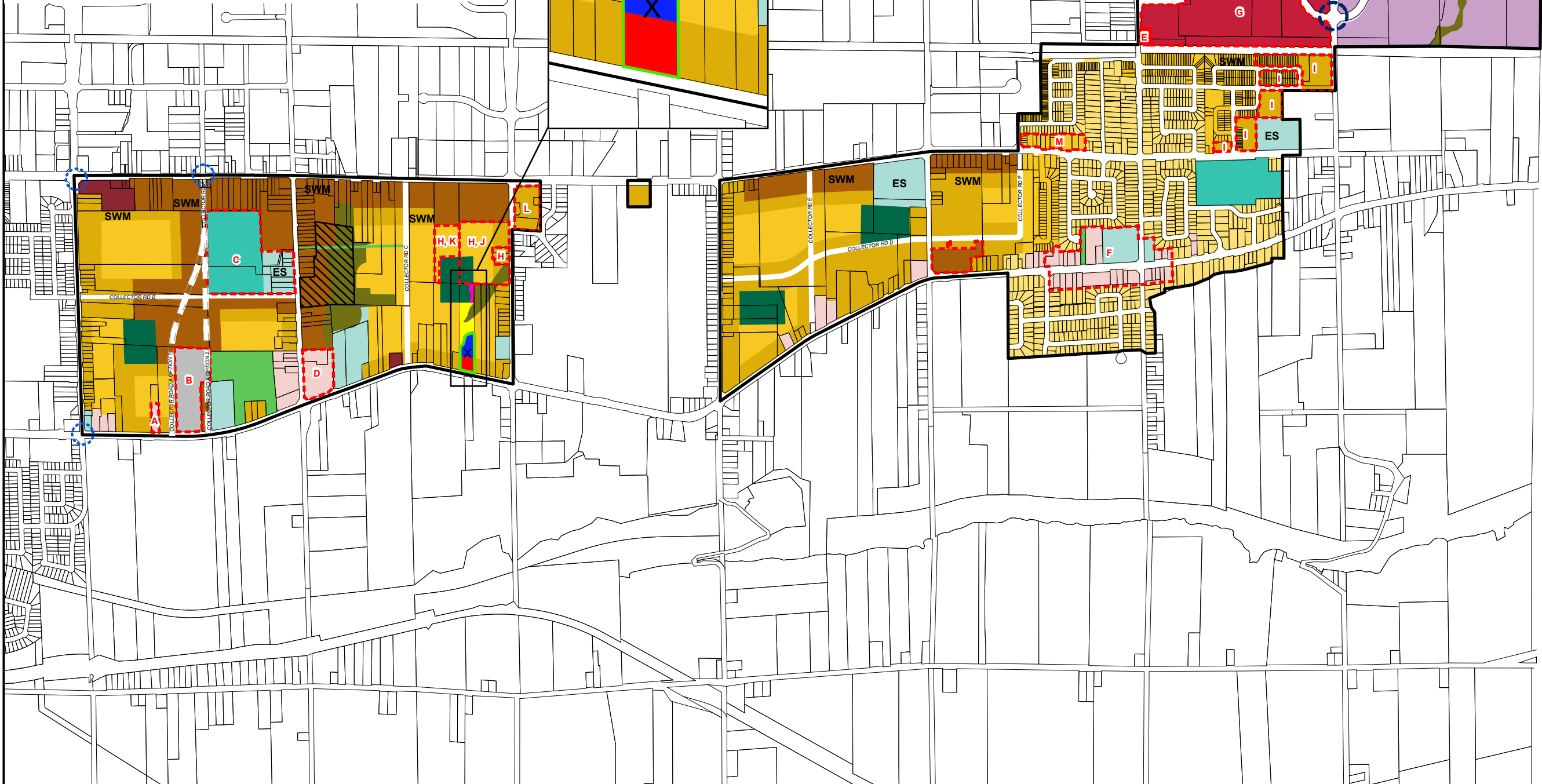
\_\_\_\_\_  
M. Trennum  
City Clerk

Appendix A  
 DRAFT Amendment No. \_\_\_  
 to the Urban Hamilton Official Plan

- Lands to be redesignated from "Low Density Residential 2" to "Institutional"
- Lands to be redesignated from "Low Density Residential 3" to "Institutional"
- Lands to be redesignated from "Low Density Residential 2" to "Natural Open Space"
- Lands to be redesignated from "Neighbourhood Park" to "Natural Open Space"
- Lands to be identified as Site Specific Policy - Area "X"

(861 Highway No. 8, Stoney Creek)

Date: March 2, 2026	Revised By: JVR/NB	Reference File No.: UHOPA-25-014(S)
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**APPEALS**

Lands Under Appeal  
 - 238 Jones Road

**Legend**

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

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

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

Date: Nov. 14, 2025

Not To Scale

**Hamilton**

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