

NOTICE OF PUBLIC MEETING

Amendments to the Rural Hamilton Official Plan and Hamilton Zoning By-law No. 05-200

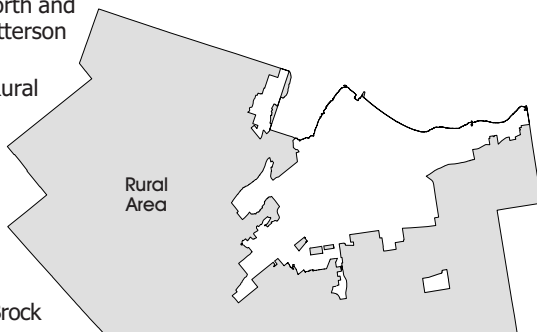
What? The Planning Committee is holding a Public Meeting under the *Planning Act*, to consider changes:

Rural Hamilton Official Plan Amendment

- to correct land use designations;
- to expand and clarify uses in the Agriculture and Rural designations;
- to update/change the Rural Settlement Area designations (maps) and text to reflect up to date hazard/conservation lands (natural open space) and land use designations;

City of Hamilton Zoning By-law No. 05-200

- to add 11 new zones (text) that will apply to the rural area:
 - **Rural Zones:** Agriculture (A1), Rural (A2), Existing Rural Commercial (E1), Existing Rural Industrial (E2), Settlement Residential (S1), Settlement Commercial (S2) and Settlement Institutional (S3)
 - **Parks and Open Space Zones:** Conservation Hazard Lands - Rural (P6, P7 and P8)
 - **Industrial Zone:** Mineral Aggregate Extraction (M-12) - only for those lands that were zoned in the former zoning by-laws;
- to add new definitions, general provisions and parking requirements that implement the 11 new zones;
- to prohibit certain uses within source protection areas in the Carlisle, Freelon, Greenville and Lynden areas; and
- to zone all the lands with the rural area (see the map below), except for:
 1. Lands under Development Control of the Niagara Escarpment Commission;
 2. Lands generally bounded by Garner Road East, Highway 6 South, Glanaster Road, White Church Road, Carluke Road and Fiddlers Green Road;
 3. Pleasantview, Dundas – Lands north and south of York Road between Patterson Road and Highway 6;
 4. Portions within the Greenville Rural Settlement Area;
 5. Lands located at the southeast corner of Swayze Road and Regional Road 20;
 6. Lands located north of Highway 8 between the existing urban boundary and Fifty Road; and,
 7. Lands at the southeast corner of Brock Road and Concession 4 West.



When? **Tuesday, March 31, 2015**
Session 1: 2pm to 5pm
Session 2: 6pm to 8pm

A staff presentation will be made at each session.

Note: You do not need to attend both sessions. Each session will continue until such time as the last person speaks.

Where? **Council Chambers, 2nd Floor, City Hall**
71 Main Street West, Hamilton

Why? The purpose of the Zoning By-law Amendments is to create one set of new zones, general provisions and parking requirements for the Rural Area. These new zones will provide consistency across Ancaster, Dundas, Flamborough, Glanbrook and Stoney Creek for uses that are allowed and the regulations for these uses. The new zones also expand economic opportunities for the rural and agricultural lands. As part of this project, an Amendment to the Rural Hamilton Official Plan is required to update mapping and text to implement the new zones.

How? **ACCESSING THE PROPOSED AMENDMENTS AND REPORT**
Official Plan Amendment

March 13, 2015 - Copies of the proposed Rural Hamilton Official Plan Amendment will be available at the City of Hamilton Planning and Economic Development Department, City Hall, 71 Main Street West, 4th Floor from 8:30am – 4:30pm.

Staff Report, Official Plan Amendment and Proposed Zoning Text and Maps

March 20, 2015 - Copies of the staff report and the proposed Rural Hamilton Official Plan and Zoning By-law Amendments will be available on line at www.hamilton.ca/ruralzoning or the City of Hamilton Planning and Economic Development Department, City Hall, 71 Main Street West, 4th Floor or the Municipal Service Centres from 8:30am – 4:30pm.

Planning Committee Agenda

March 25, 2015, 2015 - Copies of the Planning Committee agenda, including staff reports will be available online at www.hamilton.ca/planningcommittee and at the City of Hamilton Clerks Department, City Hall, 71 Main Street West, 1st Floor from 8:30am – 4:30pm.

HOW TO REGISTER AS A DELEGATION OR PROVIDE COMMENTS AT THE PUBLIC MEETING

Written Comments: If you wish to submit comments for inclusion in the Agenda for the Meeting, please contact Ida Bedioui (contact information below).

Presentation: Anyone interested in making a presentation is asked to pre-register as a delegation by no later than 12:00 noon on March 30, 2015 by contacting:

Ida Bedioui, Legislative Co-ordinator, City Clerks Office, 1st Floor
71 Main Street West, Hamilton, Ontario, L8P 4Y5
Phone: 905-546-2424 Ext. 4605 **Email:** Ida.Bedioui@hamilton.ca

PLEASE SPECIFY WHICH SESSION (AFTERNOON OR EVENING) YOU PLAN TO ATTEND.

ADDITIONAL INFORMATION

Information respecting this process is being collected under the authority of the *Planning Act*, R.S.O. 1990, c.P.13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address and contact information of persons submitting comments and/or opinions will become part of the public record and will be made available to the general public.

Information will be collected in accordance with the *Freedom of Information and Protection of Privacy Act*. With the exception of personal information, all comments will become part of the public record.

If you have any accessibility requirements in order to participate in this program or event, please contact one of the people listed in this ad. Advanced requests are highly encouraged to enable us to meet your needs adequately.

Appeals

In accordance with the provisions of the *Planning Act*, please be advised of the following:

a) If you wish to be notified of the adoption of the proposed Rural Hamilton Official Plan Amendment and/or Zoning By-law 05-200 Amendments, or the refusal of the request to amend the Official Plan and/or Zoning By-law, you must make a written request to: the Co-ordinator, Planning Committee, City of Hamilton, 71 Main Street West, 1st Floor, Hamilton, Ontario, L8P 4Y5.

b) If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Hamilton before the proposed Rural Hamilton Official Plan and Zoning By-law Amendments are adopted, the person or public body is not entitled to appeal the decision of the Council of the City of Hamilton to the Ontario Municipal Board.

c) If a person or public body does not make an oral submission at a public meeting or make a written submission to the City of Hamilton before the proposed Rural Hamilton Official Plan and Zoning By-law Amendments are adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board, unless, in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.

CONTACT

For further information on the Rural Zoning and Rural Hamilton Official Plan Amendments, please contact:

Diana Yakhni

Planning & Economic Development Department, City of Hamilton
71 Main Street West, 4th Floor, Hamilton, Ontario, L8P 4Y5

Phone: 905-546-2424 Ext.7582 **E-Mail:** Diana.Yakhni@hamilton.ca

