CITY OF HAMILTON

BY-LAW NO. 17-143

To Adopt:

Official Plan Amendment No. 77 to the
Urban Hamilton Official Plan

Respecting Text and Schedule/Mapping Amendment to Implement Motions
as a Result of the Commercial and Mixed Use Zoning for Ward 11

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

1. Amendment No. 77 to the Urban Hamilton Official Plan consisting of
   Schedule “1”, hereto annexed and forming part of this by-law, is
   hereby adopted.

PASSED this 14th day of July, 2017.

F. Eisenberger
Mayor

R. Caterini
City Clerk
The following text, together with:

<table>
<thead>
<tr>
<th>Appendix “A”</th>
<th>Volume 1, Schedule “B”</th>
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<tbody>
<tr>
<td>Appendix “B”</td>
<td>Volume 1, Schedule “B-4” – Detailed Natural Heritage Features – Key Natural Heritage Feature and Key Hydrologic Feature Wetlands</td>
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<tr>
<td>Appendix “C”</td>
<td>Volume 1, Schedule “E-1” – Urban Land Use Designations</td>
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<tr>
<td>Appendix “D”</td>
<td>Volume 2, Map B.5.1-1 – Binbrook Secondary Plan - Land Use Plan</td>
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<tr>
<td>Appendix “E”</td>
<td>Volume 3, Map 2 - Urban Site Specific Key Map</td>
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attached hereto, constitutes Official Plan Amendment 77 to the Urban Hamilton Official Plan.

1.0 **Purpose and Effect:**

The purpose and effect of this Amendment is to:

- Add additional commercial uses to lands located at 360 and 410 Lewis Road, in the former City of Stoney Creek and 2411 Upper James Street, in the former Town of Glanbrook;

- Provide for further consistency in the designation as shown in Schedule “E-1” – Urban Land Use Designation and the Binbrook Secondary Plan to reflect existing and planned commercial development for a property located at 2400 Highway 56, in the former Town of Glanbrook; and,

- Amending Schedule “B” – Natural Heritage Systems and Detailed Natural Heritage Features – Key Natural Heritage Feature and Key Hydrologic Feature Wetlands based on recent mapping updates to the existing wetland and natural heritage features on a property located at 1800 Upper James Street, in the former Town of Glanbrook.

2.0 **Location:**

The lands affected by this Amendment include the following, municipally known as:

- 360 and 410 Lewis Road, in the former City of Stoney Creek;
Schedule “1”

- 1800 Upper James Street, in the former Town of Glanbrook;
- 2400 Highway 56, in the former Town of Glanbrook; and,
- 2411 Upper James Street, in the former Town of Glanbrook.

3.0 Basis:

The basis for permitting this Amendment is to bring forward modifications to the Urban Hamilton Official Plan as a result of motions that were brought forward by Council on the 14th day of June, 2017. The Amendment includes both text and schedule/mapping changes to add additional commercial uses to certain lands, and to update wetland mapping.

4.0 Actual Changes:

4.1 Volume 1 - Parent Plan

4.1.1 Volume 1 - Schedules

That the following Schedules be amended by identifying the subject lands and changes as shown on Appendices “A”, “B”, and “C” of this amendment:

a) That Schedule “B” – Natural Heritage Systems, be amended by removing certain lands from the Core Areas designation, as shown on Appendix “A” of this amendment;

b) That Schedule “B-4” – Detailed Natural Heritage Features – Key Natural Heritage Feature and Key Hydrologic Feature Wetlands, be amended by removing certain lands from the Key Natural Heritage and Key Hydrologic Feature Wetlands designation, as shown on Appendix “B” of this amendment; and,

c) That Schedule “E-1” – Urban Land Use Designation, be amended by redesignating lands from “Open Space” to “Neighbourhoods” and “Arterial Commercial”, and from “Neighbourhoods” to “District Commercial”, as shown on Appendix “C” of this amendment.

4.2. Volume 2 - Secondary Plans

4.2.1 Volume 2 - Schedules

That the following Schedule be amended by identifying the subject lands and changes as shown on Appendix “D” of this amendment:
Schedule “1”

a) That Schedule B.5.1-1 – Binbrook Village Secondary Plan – Land Use Plan, be amended by redesignating the rear portion of lands of 2400 Highway 56 from “Low Density Residential 2h” to “District Commercial, as shown on Appendix “D” of this amendment.

4.2.2 Volume 2 - Text

a) Chapter B.8.0 – Airport Employment Growth District Secondary Plan

i) That Section 8.0 – Airport Employment Growth District Secondary Plan, Policy B.8.17 - Site Specific Policy - Area G be amended by:

1. adding the word “Motor Vehicle Dealership” as an additional permitted use; and,

2. Renumbering subsequent policies

4.3 Volume 3 - Site Specific Policies

4.3.1 Volume 3 - Text

a) That Chapter C – Urban Site Specific Policies be amended by adding a new Policy as follows:

**Employment**

**USCE – 1 Lands located at 360 - 410 Lewis Road**

1.0 In addition to the uses permitted in Policy E.5.4.3 – Employment Area – Business Park Designation of Volume 1, on the lands designated Business Park, located at 360 – 410 Lewis Road, the following policies shall also apply:

a) Permitted uses shall also include:

i) Commercial Recreation;

ii) Commercial Entertainment;

iii) Commercial School;

iv) Financial Establishment;
v) Medical Clinic;

vi) Place of Worship;

vii) Studio; and,

viii) Veterinary Service.

b) A place of worship shall have a maximum gross floor area of 500 square metres.

4.1.2 Volume 3 Maps

a) That Map 2 - Urban Site Specific Key Map be amended by identifying Urban Site Specific Policies USCE-1, as shown on Appendix “E” of this amendment.

5.0 Implementation:

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

This is Schedule “1” to By-law No.17-143 passed on the 14th day of July, 2017.

The

City of Hamilton

F. Eisenberger  R. Caterini
MAYOR           CITY CLERK
The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park to Upper James Street remains under appeal - see illustration on Schedules E and E-1, Volume 1.

Core Area to be Deleted
Linkage to be Added

(1800 Upper James Street)

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

Legend

- Core Areas
- Area Specific Policy - USC-1 and USC-2 in Volume 3
- Linkages
- Parks & General Open Space (Excluding Parkettes)
- Streams
- Other Features

- Rural Area

- John C. Munro Hamilton International Airport
- Niagara Escarpment
- Municipal Boundary

Reference File No.: UHOPA-77(G)
Revised By: TL/NB
Date: June 14, 2017

Appendix A
APPROVED Amendment No. 77
to the Urban Hamilton Official Plan

APPEAL

Lands Under Appeal
- 305 Stone Church Road West
- 313 Stone Church Road East & lands bounded by Stone Church Road East, Alexander Parkway and Upper Wentworth Street

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

Reference Date: April 2017

Key Map

Appendix A
APPROVED Amendment No. 77
to the Urban Hamilton Official Plan
Lands to be redesignated from "Neighbourhoods" to "District Commercial"
Lands to be redesignated from "Open Space" to "Arterial Commercial"
Lands to be redesignated from "Open Space" to "Neighbourhoods"

(1800 Upper James Street)
Lands to be Redesignated from "Low Density Residential 2h" to "District Commercial"

(2400 Highway Road 56)
Lands to be identified as Site Specific Area USCE-1

Date: June 14, 2017
Revised By: TL/NB
Reference File No.: OPA-U-77(S)

The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park to Upper James Street remains under appeal – see illustration on Schedules E and E-1, Volume 1

Note:
Volume 1: Map 2
Urban Site Specific Key Map

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

Other Features:
- Rural Area
- John C. Munro Hamilton International Airport
- Niagara Escarpment
- Urban Boundary
- Municipal Boundary

Council Adoption: July 9, 2009
Ministerial Approval: March 16, 2011
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Urban Hamilton Official Plan
Volume 3: Map 2
Urban Site Specific Key Map