CITY OF HAMILTON

BY-LAW NO. 18-091

To Adopt:

Official Plan Amendment No. 101 to the
Urban Hamilton Official Plan

Respecting:

Lands Located on Piers 11 to 15 inclusive, Piers 22 to 27 inclusive, a Portion of the Canal Reserve Lands, and lands located at the northeast corner of Victoria Avenue North and Ferrie Street East

(former City of Hamilton)

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

1. Amendment No. 101 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 11th day of April, 2018.

______________________________  ________________________________
F. Eisenberger  J. Pilon
Mayor  Acting City Clerk
Urban Hamilton Official Plan
Amendment No. 101

The following text, together with Appendix “A” - Volume 3: Map 2 - Urban Site Specific Key Map, constitutes Official Plan Amendment No. 101 to the Urban Hamilton Official Plan.

1.0 **Purpose and Effect:**

The purpose and effect of this Amendment is to amend an existing policy in Volume 1 and to add a new site specific policy to Volume 3 to ensure the new Shipping & Navigation and Industrial Zones comply with the Urban Hamilton Official Plan.

2.0 **Location:**

The lands affected by this Amendment are located along Hamilton Harbour, in the former City of Hamilton.

3.0 **Basis:**

The basis for permitting this Amendment is:

- To allow for consistency between the policies of the Urban Hamilton Official Plan and the regulations proposed in the Shipping and Navigation Industrial Zones, which is consistent with the Provincial Policy Statement, 2014 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2017.

- To implement Council’s direction to add Commercial Recreation and Commercial School for properties located at Nos.440 Victoria Avenue North, 3 - 28 Studebaker Place, 341, 345, 349 Ferrie Street East, and lands on the north side of Mars Avenue in the area of Cheever Street.
4.0 Actual Changes:

4.1 Volume 1 - (Parent Plan)

Text

4.1.1 Chapter E - Urban Systems and Designations

a. That Section E.5.6 - Employment Area - Shipping and Navigation Designation, Policy E.5.6.1 be amended by:

i) deleting the phrase “so long as they are owned by the Hamilton Port Authority, on” in between the words “Authority,” and the word “Piers”; and,

ii) adding the word “specifically” before the words “on Piers 10”,

so the policy reads, as follows:

“E.5.6.1 The following uses shall be permitted on lands owned by the Hamilton Port Authority, specifically on Piers 10 to 15 inclusive, Piers 22 to 27 inclusive, and the canal reserve lands south of the Burlington Ship Canal, excluding Windemere Basin Special Policy Area, designated “Employment Area - Shipping and Navigation” on Volume 1, Schedule E-1 - Urban Land use Designations:

a) uses such as the movement, management, safety and convenience of ships; uses involved in the carriage of goods or passengers to other modes of transportation;

b) related storage and processing;

c) vessel and barge docks;

d) industry and commerce ancillary or necessary to the port;

e) recreational boat facilities;
f) ancillary uses including retail and restaurant; and,


g) the provision of services such as security, employment, immigration, labour, administration, technical, food, fuel and maintenance.”

4.2 Volume 3 - Special Policy Areas, Area Specific Policies and Site Specific Policies

Text

4.2.1 Chapter C - Urban Site Specific Policies

a. That Volume 3: Chapter C - Urban Site Specific Policies be amended by adding a new policy, as follows:

“UHE-8 - Lands located at Nos. 440 Victoria Avenue North, 3 - 28 Studebaker Place, 341, 345, 349 Ferrie Street East, and lands on the north side of Mars Avenue in the area of Cheever Street

1.0 In addition to Section E.5.3 - Employment Area - Industrial Land Designation of Volume 1, on the lands located at Nos. 440 Victoria Avenue North, 3 - 28 Studebaker Place, and 341, 345, and 349 Ferrie Street East, and lands on the north side of Mars Avenue in the area of Cheever Street, designated “Industrial Land” on Schedule E-1 of Volume 1, and identified as Site Specific Policy Area UHE-8, the following policy shall apply:

a) In addition to Section E.5.3.2, the following uses shall also be permitted:
i) Commercial Recreation; and,

ii) Commercial School.”

Maps

4.2.2 Volume 3 Map 2 – Urban Site Specifics Key Map

a. That Volume 3: Map 2 – Urban Site Specific Key Map be amended by identifying the subject lands as UHE-8, as shown on Appendix “A” to this Amendment.

5.0 Implementation:

An implementing Zoning By-Law Amendment and Special Exception to Nos. 440 Victoria Avenue North, 3 - 28 Studebaker Place, 341, 345, 349 Ferrie Street East, and lands on the north side of Mars Avenue in the area of Cheever Street will give effect to the intended uses on the subject lands.

This Official Plan Amendment is Schedule “1” to By-law No. 18-091 passed on the 11th of April, 2018.

The
City of Hamilton

__________________________________________  ______________________________________
F. Eisenberger                                  J. Pilon
MAYOR                                         ACTING CITY CLERK

The City of Hamilton
Appendix A
APPROVED Amendment No. 101
to the Urban Hamilton Official Plan

Lands to be identified as
Site Specific Area “UHE-8”

(440 Victoria Avenue North,
3, 4, 7, 8, 11, 12, 15, 16, 19, 20, 23, 24, 27 and 28 Studebaker Place
and 341, 345 and 349 Ferris Street East, Hamilton)

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

Teranet Land Information Services Inc. and its licensors. [2009]

Urban Hamilton Official Plan
Volume 3: 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
Effective Date: August 16, 2013

Urban Hamilton Official Plan
Volume 3: Map 2
Urban Site Specific Key Map

Revised By: TL/NB
Reference File No.: OPA-U-101(H)

Date: April 11, 2018

Note: For Rural Site Specific Areas, refer to Volume 3: Appendix A of the
Rural Hamilton Official Plan.