CITY OF HAMILTON
BY-LAW NO. 18-230

To Adopt:

Official Plan Amendment No. 110 to the
Urban Hamilton Official Plan

Respecting:

620 Tradewind Drive
(Town of Ancaster)

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

1. Amendment No. 110 to the Urban Hamilton Official Plan consisting of Schedule “1”,
hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 17th day of August, 2018.

________________________________________  ________________________________
F. Eisenberger  J. Pilon
Mayor  Acting City Clerk
Urnal Hamilton Official Plan
Amendment No. 110

The following text, together with:

| Appendix “A” | Volume 1, Schedule B – Natural Heritage System |
| Appendix “B” | Volume 1, Schedule B-4 – Detailed Natural Heritage Features - Key Natural Heritage Features and Key Hydrologic Features Wetlands |
| Appendix “C” | Volume 3, Map 2 - Urban Site Specific Key Map |

attached hereto, constitute Official Plan Amendment No. 110 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to remove natural feature identifications and establish a Site Specific Policy to permit the development of the lands for employment and limited ancillary uses.

2.0 Location:

The lands affected by this Amendment are known municipally as 620 Tradewind Drive, in the former Town of Ancaster.

3.0 Basis:

The basis for permitting this Amendment is as follows:

- The basis of the amendment for the removal of the natural heritage features is supportable as its removal has been justified through review of the submitted supporting studies and Species at Risk Assessments by both the City of Hamilton and the Grand River Conservation Authority.

- The proposed amendment will permit industrial development which is compatible with existing land uses in the immediate area and represents good planning by, among other things, providing for the development of a complete community and employment, while enhancing and establishing streetscapes for the industrial park and making efficient use of a vacant parcel of land with existing infrastructure.
The proposed amendment is consistent with the Provincial Policy Statement, 2005 and 2014, and conforms to the Growth Plan for the Greater Golden Horseshoe, 2017 as it protects and preserves employment areas for current and future uses while ensuring that the necessary infrastructure is provided to support current and projected needs.

4.0 **Actual Changes:**

4.1 **Volume 1 - Parent Plan**

Schedules and Appendices

4.1.1 Schedules

a. That Volume 1, Schedule B – Natural Heritage System be amended by deleting the “Core Areas” and “Linkages” identifications on the subject lands, as shown on Appendix “A” attached to this Amendment.

b. That Volume 1, Schedule B-4 – Detailed Natural Heritage Features – Key Natural Heritage Feature and Key Hydrologic Feature Wetlands, be amended by deleting the “Key Natural Heritage and Key Hydrologic Feature Wetlands” identification on the subject lands, as shown on Appendix “B” attached to this Amendment.

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

Text Changes

Volume 3 – Chapter C – Urban Site Specific Policies

4.2.1 Urban Hamilton Official Plan Volume 3 – Chapter C – Urban Site Specific Policies – Ancaster be amended by adding a new Site Specific Policy, as follows:

“UAE-2 620 Tradewind Drive, former Town of Ancaster

1.0 Notwithstanding Section E.5.4 – Employment Area – Business Park Designation, Policy E.5.4.4 of Volume 1, lands designated “Employment Area – Business
Park", located at 620 Tradewind Drive and identified as Site Specific Policy Area UAE-2, may also be used for limited ancillary commercial and supporting uses, in accordance with Policy E.5.4.3 c) and the Zoning By-law.”

Schedule and Map Changes

Volume 3 – Chapter C – Urban Site Specific Key Map

4.2.2 Urban Hamilton Official Plan Volume 3 – Chapter C – Urban Site Specific Policies Key Map be amended by adding “UAE-2” to a portion of the subject lands, as shown on Appendix “C”, attached to this Amendment.

5.0 Implementation:

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

This is Schedule “1” to By-law No. 18-230 passed on the day 17th of August, 2018.

The
City of Hamilton

F. Eisenberger  J. Pilon
MAYOR      ACTING 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.

APPEAL

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

Legend
- Core Areas
- Area Specific Policy - USC-1 and USC-2 in Volume 3
- Linkages
- Parks & General Open Space
- Streams
- Other Features
- Rural Area
- John C. Munro Hamilton International Airport
- Niagara Escarpment
- Urban Boundary
- Municipal Boundary

Reference File No.:
OPA-U-110(A)
Revised By:
AC/NB
Date:
August 14, 2018

Appendix A
APPROVED Amendment No. 110
To the Urban Hamilton Official Plan

To delete "Core Areas" and Linkages" Identification from the Subject Lands.

(620 Tradewind Drive, Ancaster)
Appendix B
PROPOSED Amendment No. 110
to the Urban Hamilton Official Plan

To delete the "Key Natural Heritage and Key Hydrologic Feature Wetlands" identifications from Subject Lands

(620 Tradewind Drive, Ancaster)

Date: August 14, 2018
Revised By: AONB
Reference File No.: OPA-U-110(A)

APPEAL

The southern urban boundary line 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.

Lands Under Appeal - 305 Stone Church Road W

Legend
Key Natural Heritage and Key Hydrologic Feature Wetlands

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

Council Adopted: July 8, 2009
Ministerial Approval: March 15, 2011
Effective Date: August 16, 2013

Urban Hamilton Official Plan
Schedule B-4
Detailed Natural Heritage Features
Key Natural Heritage Features and Key Hydrologic Feature Wetlands