

Authority: Item 19, Planning Committee
Report: 18-013 (PED18198)
CM: September 26, 2018
Ward: 11

Bill No. 305

CITY OF HAMILTON

BY-LAW NO. 18-305

To Adopt:

**Official Plan Amendment No. 118 to the
Urban Hamilton Official Plan**

Respecting:

**41, 43, 45, 46, 47, 49, 50, 51, 53, 54, 55, 57, 58, 59, 61, 62, 63, 65, 66, 67, 69, 70
Escarpment Drive, and 1215, 1217, 1219, 1221, 1227, 1229, 1231, 1235, and, 1239
Barton Street
(Stoney Creek)**

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

1. Amendment No. 118 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 26th day of September, 2018

F. Eisenberger
Mayor

J. Pilon
Acting City Clerk

Urban Hamilton Official Plan Amendment No. 118

The following text, together with:

Appendix "A"	Volume 2, Map B.7.4.1 – Fruitland-Winona Secondary Plan – Land Use Plan
Appendix "B"	Volume 2, Map B.7.4.4 – Fruitland-Winona Secondary Plan – Block Servicing Strategy Area Delineation

attached hereto, constitutes Official Plan Amendment No. 118 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to add an Area Specific Policy to permit a net residential density of 0 to 40 units per hectare for a portion of the subject lands, and to remove a portion of the subject lands from Block 3 of the Block Servicing Area Delineation, in order to allow for the orderly and efficient development of the lands.

2.0 Location:

The lands affected by this Amendment are known municipally as 41, 43, 45, 46, 47, 49, 50, 51, 53, 54, 55, 57, 58, 59, 61, 62, 63, 65, 66, 67, 69, 70 Escarpment Drive, and 1215, 1217, 1219, 1221, 1227, 1229, 1231, 1235, 239 Barton Street, in the former City of Stoney Creek.

3.0 Basis:

The basis for permitting this Amendment is:

- Due to the size of the existing lots and existing development to the north, land consolidation is not possible to facilitate residential development that can meet the minimum density required for the existing designation. This amendment will lower the minimum density requirement and therefore enable orderly and efficient development to take place in accordance with the Fruitland-Winona Secondary Plan policies.

- The proposed Amendment is consistent with the Provincial Policy Statement, 2014 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2017.

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 Area Specific Policy to a portion of the subject lands, as follows:

“Area Specific Policy – Area M

B.7.4.18.13 For the lands located at 1215, 1217, 1219, 1221, 1227, 1229, 1231, 1235, and 1239 Barton Street and designated Low Density Residential 2, as shown as Area Specific Policy – Area M on Map B.7.4-1 – Fruitland-Winona Secondary Plan – Land Use Plan, the following policies shall apply:

- a) Notwithstanding Policy B.7.4.4 a), the net residential density shall be 0 to 40 units per hectare.”

Maps

4.1.2 Map B.7.4-1 – Fruitland Winona Secondary Plan – Land Use Plan

- a. That Volume 2, Map B.7.4-1 – Fruitland-Winona Secondary Plan – Land Use Plan, be amended by adding Area Specific Policy Area “M” to a portion of the subject lands, as shown on Appendix “A”, attached to this Amendment.

4.1.3 Map B.7.4-4 – Fruitland Winona Secondary Plan – Block Servicing Strategy Delineation

- a. That Volume 2, Map B.7.4-4 – Fruitland-Winona Secondary Plan – Block Servicing Strategy Area Delineation be amended by removing a portion of the subject lands from Block 3, as shown on Appendix “B”, attached to this Amendment.

5.0 Implementation:

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

This Official Plan Amendment is Schedule “1” to By-law No. 18-305 passed on the 26th day of September, 2018.

**The
City of Hamilton**

F. Eisenberger
MAYOR

J. Pilon
ACTING CITY CLERK

Appendix A
Amendment No. 118
to the Urban Hamilton Official Plan

Lands to be identified as Area Specific Policy - Area "M"

1215, 1217, 1219, 1221, 1227, 1229, 1231, 1235 and
1239 Barton Street, Stoney Creek


Date:
Sept. 20, 2018

Revised By:
MH/AL



















Reference File No.:
OPA-U-118(S)



APPEALS

-  Lands Under Appeal
 - 238, 252 Jones Road
 - 820, 822 Barton Street East
 - 212 Fruitland Road
 - 228, 244 McNeilly Road
 - 667, 1069 Highway No. 8

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**
 -  Employment Area - Business Park
 -  Institutional
 -  Elementary School
 -  Utility
 -  Storm Water Management
- Other Features**
 -  Area or Site Specific Policy
 -  Major Gateway
 -  Minor Gateway
 -  Proposed Roads
 -  Secondary Plan Boundary

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

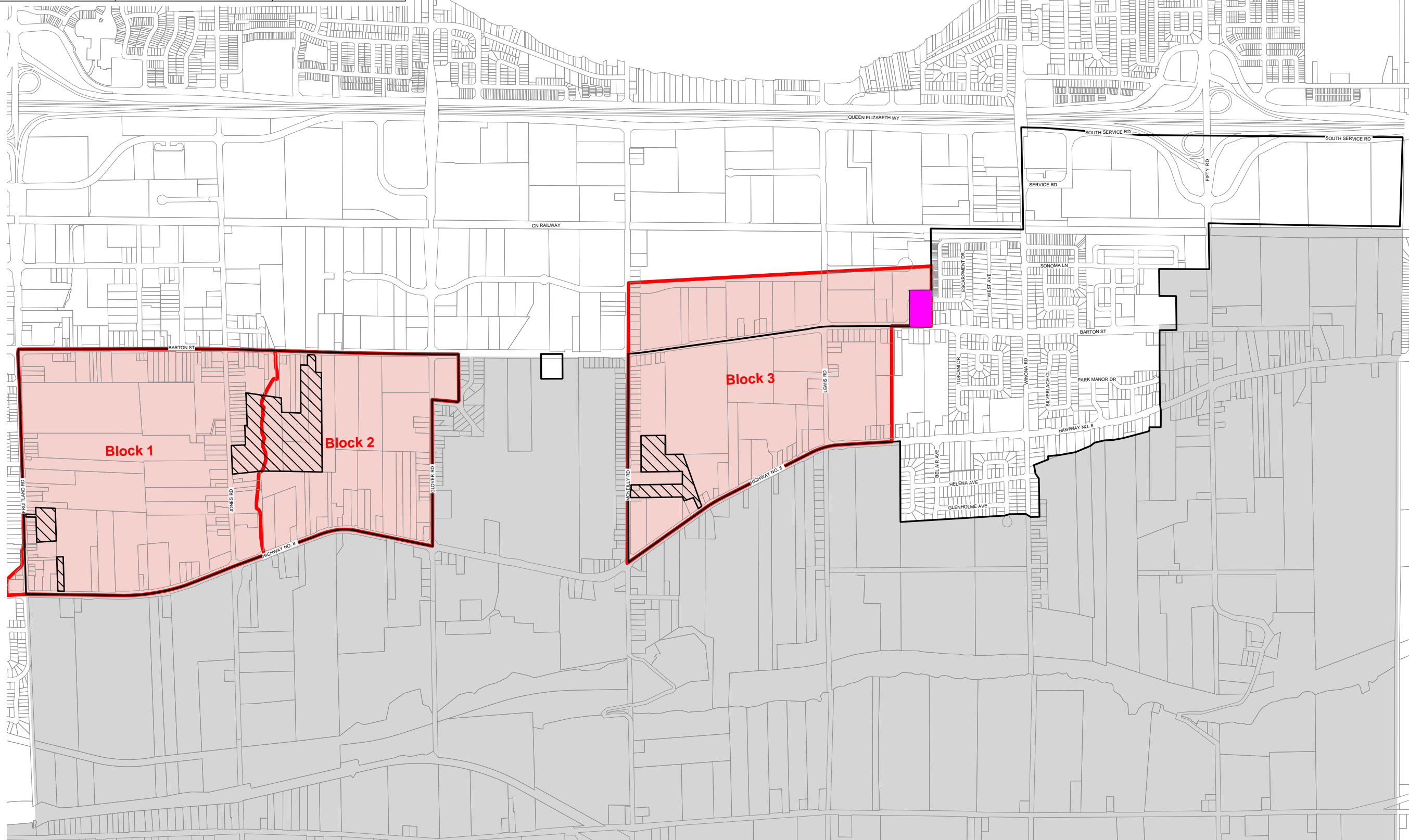


Appendix B
Amendment No. 118
to the Urban Hamilton Official Plan

■ Servicing Strategy Area to be deleted

41, 43, 45, 46, 47, 49, 50, 51, 53, 54, 55, 57, 58, 59, 61,
62, 63, 65, 66, 67, 69, 70 Escarpment Drive, and
1215, 1217, 1219, 1221, 1227, 1229, 1231, 1235, and
1239 Barton Street

Date: Sept. 20, 2018	Revised By: MH/AL	Reference File No.: OPA-U-118(S)
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Lake Ontario

APPEALS

- ▨** Lands Under Appeal
- 238, 252 Jones Road
 - 820, 822 Barton Street East
 - 212 Fruitland Road
 - 228, 244 McNeilly Road
 - 667, 1069 Highway No. 8

- Legend**
- ▭** Servicing Strategy Area
- Other Features**
- Lands in the Rural Area
 - - -** Proposed Roads
 - Secondary Plan Boundary

Urban Hamilton Official Plan
Fruitland-Winona
Secondary Plan
Block Servicing Strategy
Area Delineation
Map B.7.4-4

