

Authority: Item 22, Planning and Economic
Development Committee
Report 05-009 (PD02201(c))
CM: April 27, 2005

Bill No. 109

CITY OF HAMILTON

BY-LAW NO. 05-109

To Adopt:

Amendments to the Regional Municipality of Hamilton-Wentworth, Towns of Ancaster, Dundas, and Flamborough, the Township of Glanbrook and the Cities of Hamilton and Stoney Creek Official Plans;

Respecting:

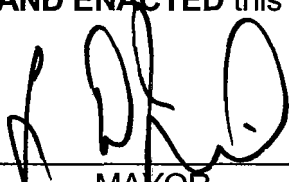
Environmentally Significant Areas Policies

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

1. By-law No. 03-096 adopting Amendment No. 12 to the Regional Municipality of Hamilton-Wentworth Official Plan; Amendment No. 93 to the Town of Ancaster Official Plan; Amendment No. 5 to the Town of Dundas Official Plan; Amendment No. 91 to the Town of Flamborough Official Plan; Amendment No. 38 to the Township of Glanbrook Official Plan; Amendment No. 183 to the City of Hamilton Official Plan; and, Amendment No. 97 to the City of Stoney Creek Official Plan; be repealed.
2. By-law No. 03-271 adopting Amendment No. 15 to the Regional Municipality of Hamilton-Wentworth Official Plan, be repealed.
3. Amendment No. **24** to the Official Plan of the Regional Municipality of Hamilton-Wentworth Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.
4. Amendment No. 103 to the Official Plan of the Ancaster Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.
5. Amendment No. 10 to the Official Plan of the Dundas Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.
6. Amendment **No.** 99 to the Official Plan of the Flamborough Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.

7. Amendment No. 49 to the Official Plan of the Glanbrook Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.
8. Amendment No. 199 to the Official Plan of the Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.
9. Amendment No. 115 to the Official Plan of the Stoney Creek Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.
10. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED AND ENACTED this 27th day of April 2005.



MAYOR



CLERK

Schedule "1"

Amendments

to the

Regional Municipality of Hamilton-Wentworth, Towns of Ancaster, Dundas, and Flamborough, the Township of Glanbrook and the Cities of Hamilton and Stoney Creek Official Plans

The following text, together with Schedule "A" (*Map No. 4, Environmentally Significant Areas of the former Regional Municipality of Hamilton-Wentworth Official Plan*), Schedule "B" (*Schedule "B", Stoney Creek Open Spaces and Natural Environment System of the Official Plan of the former City of Stoney Creek*), attached hereto, constitute;

1. Official Plan Amendment No. 24 to the Regional Municipality of Hamilton-Wentworth Official Plan;
2. Official Plan Amendment No. 103 to the Town of Ancaster Official Plan;
3. Official Plan Amendment No. 10 to the Town of Dundas Official Plan;
4. Official Plan Amendment No. 99 to the Town of Flamborough Official Plan;
5. Official Plan Amendment No. 49 to the Township of Glanbrook Official Plan;
6. Official Plan Amendment No. 199 to the City of Hamilton Official Plan; and,
7. Official Plan Amendment No. 115 to the City of Stoney Creek Official Plan.

Purpose:

The purpose of these Amendments is to repeal and replace the Environmentally Significant Areas (ESAs) sections of the Regional and Local Official Plans. The effect of the Regional Official Plan will be to add fourteen (14) new and extend four (4) Environmentally Significant Areas and one (1) boundary adjustment and provide comprehensive criteria that will aid in the identification and protection of Hamilton's natural features.

Amendments to the former Towns of Ancaster, Dundas, Flamborough, the Township of Glanbrook, and City of Hamilton Official Plans will have the effect of updating their **ESAs** sections by including them in the Regional Official Plan. Furthermore, the Amendments will have the effect of deleting the ESA Schedules of the Official Plans for the Towns of Ancaster, Dundas, Flamborough, and for the City of Hamilton, while revising the ESA Schedule of the former Township of Glanbrook Official Plan by repealing the ESA and potential ESA land use designations.

The effect of the Amendment to the Official Plan of the former City of Stoney Creek is to add two (2) new ESAs to the SCONES mapping.

Location:

The lands subject to this Amendment are identified on Map No. 4, and are located within the following areas:

In the former Town of Ancaster:

1. On lands identified as **Lynden Southeast Woods** (new ESA) located:
 - North of Powerline Road West, South of Governor's Road, East of Lynden Road Lynden Road, West of Highway No.52.
2. On lands identified as **Copetown Woods-Summit Wetlands**(new ESA) located:
 - North of Powerline Road West, South of Governor's Road, East of Field Road, West of Highway No.52.
3. On lands identified as **Tiffany Creek Headwaters** (boundary adjustment) located:
 - North of Garner Road East, South of Golf Links Road, East of Meadowlands Boulevard, West of Stone Church Road Extension.
4. On lands identified as **Ancaster Prairie** (new ESA) located:
 - North of Jerseyville Road West, South of Powerline Road West, West of Paddy Greene Road, East of Highway No.52.
5. On lands identified as **Duffs Corners South Woodlot** (new ESA)located:
 - North of Book Road West, South of Garner Road West, East of Trinity Road South and West of Fiddler's Green Road.
6. On lands identified as **Trinity Southeast Woodlot** (new ESA)located:
 - North of Sawmill Road, South of Butter Road West, East of Trinity Road South, and West of Shaver Road.

In the former Town of Flamborough:

7. On lands identified as **Hayesland Swamp** (ESA extension) located:
 - North of Safari Road, South of Centre Road, East of Concession 10 East, West of Concession 8 East;
 - North of Concession 4 West, South of Concession 5 West, East of Valens Road, West of Middletown Road; and,
 - North of Concession 4 West, South of Concession 5 West, East of Brock Road, West of Millgrove Side Road.
8. On lands identified as **Hyde-Rockton-BeverlyComplex** (ESAextension) located:
 - North of Safari, South of Concession 8 West, East of Kirkwall Road, West of Valens Road; and,
 - North of Concession 5 West, South of Concession 6 West, East of Kirkwall Road, West of Valens Road.

9. On lands identified as **Rockton Airfield West** (new ESA) located:
 - North of Concession 6 West, South of Concession 8 West, East of Seaton Road, West of Kirkwall Road.
10. On lands identified as **Sheffield Complex** (ESA extension) located:
 - North of Safari Road, South of Regional Municipality of Waterloo and City of Hamilton limits, East of Highway No.8, West of Seaton Road.
11. On lands identified as **Sager Road Woodlot** (new ESA) located:
 - North of Patrick Road, South of Concession 6 West, East of Brant County and the City of Hamilton limits, West of Sager Road.
12. On lands identified as **Fairchild Creek** (new ESA) located:
 - North of Concession 4 West, South of Concession 6 West, East of Sheffield Road, West of Lynden Road.
13. On lands identified as **Fourth Concession Wetland** (new ESA) located:
 - North of Concession 4 West, South of Ainsley Road, East of Lynden Road, West of Woodhill Road.
14. On lands identified as **Troy Northeast Woodlot** (new ESA) located:
 - North of Highway No.5, South of Concession 4 West, East of Hunter Road, West of Woodhill Road.
15. On lands identified as **Big Creek Headwaters Complex** (new ESA) located:
 - North of Governor's Road, South of Concession 2 West, East of Woodhill Road, and West of Highway No.52."

In the former Township of Glanbrook:

16. On lands identified as **North Seneca Wetland** (new ESA) located:
 - North of Haldibrook Road, South of Chippewa Road West, East of Glancaster Road, and West of Highway No.6."
17. On lands identified as **Sinclairville North Woodlot** (new ESA) located:
 - North of Hall Road, South of Kirk Road, East of Trimble Road, West of Berry Road.

In the former City of Stoney Creek:

18. On lands identified as **Community Beach Ponds** (new ESA) located:
 - North of the QEW, South of the lakeshore, East of Teal Avenue, and West of Millen Road.

19. On lands identified as **Fifty Creek Valley (North and South)** (new ESA) located:
- North of Baseline Road, South of Lakeshore, East of Shippee Avenue, West of Town of Grimsby and City of Hamilton limits; and,
 - North of Highway No. 8, South of South Service Road, East of Fifty Road, West of Town of Grimsby and City of Hamilton limits.

Basis:

The basis for permitting these Amendments is as follows:

1. The addition of new criteria to the Regional Official Plan for identifying Environmentally Significant Areas provides clear and defensible guidelines that will facilitate the protection of Hamilton's natural environment.
2. Adding the new Environmentally Significant Areas to the Official Plans ensures that natural areas of significance are protected resulting in a healthier environment and high quality of life for Hamilton residences.
3. The effect of the Amendment will be to delete the older Environmentally Significant Areas policies of the local Official Plans and include them in the Regional Official Plan. Subsequently, the updating of the Environmentally Significant Areas policies facilitates the movement to a current and comprehensive ESA policy for the new Official Plan for the amalgamated City of Hamilton.

Actual Changes:

1. Regional Official Plan

- 1a) That Map No. 4, Environmentally Significant Areas, be deleted and replaced with a new Map No. 4, Environmentally Significant Areas, which includes the addition of fourteen (14) new Environmentally Significant areas to the existing sixty-seven (67) Environmentally Significant Areas and four (4) boundary adjustments.
- 1b) That Policy C .I.1 a) be deleted and replaced with the following new policy:

“C.I.1.a) Adopt the Natural Heritage System as the framework for conservation planning and management within this Region. The components of the system are Core Natural Areas, which include Environmentally Significant Areas, as well as Linkages and Restoration Opportunities as defined in this Plan in D 11.”

1c) That Policy C.1.1 f) be deleted and replaced with the following new policy:

“C.1.1 f) require that existing natural areas within the Natural Heritage System (i.e. Core Natural Areas, which include Environmentally Significant Areas, as well as Linkages and Restoration Opportunities) be identified and that appropriate policies for their conservation be developed in secondary or neighbourhood plans, watershed plans and other policy documents. Policies guiding the review of proposals for land use change contained in these documents will address mitigation of impacts and the opportunities for enhancement through conservation or restoration of habitat.”

1d) That Policy C.1.2.2 h) be deleted and replaced with the following new policy:

“C.1.2.2 h) boundaries of Environmentally Significant Areas, found in the Regional Official Plan or Secondary Plans, are general in nature and more precise boundaries may be defined by Environmental Impact Statements (without amendment to this Plan).”

1e) That Policy C.1.2.3 be deleted in its entirety, and replaced with the following new policy:

“C.1.2.3 Proposed land use changes to ESA lands that require amendment to Area Municipality Official Plans, Secondary Plans, including Committee of Adjustments and severance applications, shall be referred to ESAIEG for evaluation.”

1f) That Part D, Section 11, Definitions, be amended by deleting the text of the Environmentally Significant Areas definition, and replaced with the following:

“Environmentally Significant Areas are Areas which meet at least one of the following criteria:

a) Significant Earth Science Feature – the Area has a distinctive and unusual landform that is significant within the City, the Province, or Canada. Examples of such Significant Earth Science Features include, but are not limited to:

- Karst;
- Glacial formations such as drumlins, kettles, eskers, moraines, kames, tombolo bars;
- Bedrock exposures such as quarries, road cuts along the escarpment; and,
- Geomorphological features such as baymouth bars, shoreline ponds, riparian landforms.

- b) Significant Hydrological Feature or Function – the Area contributes significantly to at least one of, but not limited to these hydrological features or functions:
- Groundwater recharge;
 - Groundwater discharge;
 - Groundwater quality;
 - Flow attenuation; and,
 - Surface water quality.
- c) Significant Ecological Function – the Area has at least one of, but not limited to these Significant Ecological Functions:
- There is a high diversity of native species or biotic communities;
 - There are biotic communities that are rare in the City, Province or Canada;
 - The area is a good representative of a biotic community characteristic of the natural landscapes of the City and not adequately represented in existing protected areas or the area is a good representative of a pre-settlement biotic community;
 - The area is a large core natural area; it may be sufficiently large enough to provide habitat for species requiring large habitat areas:
 - The area provides essential habitat for continuation of species; for example, significant areas of species concentrations, areas essential for certain stages of life cycle, source areas for species;
 - There is significant habitat for seasonal concentrations of wildlife;
 - There is significant fish habitat;
 - The area acts as a link between natural areas or functions as a corridor for wildlife;
 - The area is in a good natural condition with few non-native species, particularly invasive non-natives; and,
 - There is habitat for species considered significant in the City, Province or Canada”.

2. Former Town of Ancaster

- 2a) That Schedule “D”, Environmentally Significant Areas, be deleted in its entirety.

2b) That Section 5.2, “Environmentally Sensitive Areas”, be renamed to “Environmentally Significant Areas”.

2c) That Section 5.2, “Environmentally Significant Areas”, be revised by adding the following text as the preamble:

“The Regional Official Plan assumes the responsibility of identifying, establishing and amending new Environmentally Significant Areas, and provides the policy framework for conservation, protection and enhancement of the environment.”

2d) That Policies 5.2.1 to 5.2.5, inclusive, be deleted in their entirety.

2e) That Policy 5.2.6 be renumbered to 5.2.1.

2f) That Policy 5.3.2 i) be deleted and replaced with the following new policy:

“5.3.2 i) The Niagara Escarpment Plan sets out policies for a Niagara Escarpment Parks System as a framework for the establishment and co-ordination of a system of publicly owned lands on the Escarpment.

Parks which are in the Niagara Escarpment Parks System include (refer to Map No.4, Environmentally Significant Areas, of the Regional Official Plan):

- (a) Copetown Bogs
- (b) Dundas Valley
- (c) Tiffany Falls
- (d) Iroquoia Heights Conservation Area”

2g) That Policy 5.3.3 i) (c), be revised by deleting the word “sensitive” and replacing it with the word “significant”.

2h) That Policy 5.6.8 be deleted and replaced with the following new policy:

“5.6.8 Portions of both the Mohawk and Meadowlands Communities have been identified as Environmentally Significant on Map No. 4, Environmentally Significant Areas, of the Regional Official Plan, namely:

- i) Iroquoia Heights Conservation Area; and
- ii) Tiffany Creek Headwaters

Any development in these Environmentally Significant Areas shall

be in accordance with the policies of Subsection 5.2 in this Plan, and with the policies of Section C 1.2, Environmentally Significant Areas, of the Regional Official Plan.”

- 2i) That Policy 5.6.10 be revised by deleting reference to policy “5.2.1” replacing it with “5.2”
- 2j) That Policy 6.1.5.5 (b) i) be deleted and replaced with the following new policy:
“6.1.5.5 (b) i) an Environmentally Significant Area;”
- 2k) That Objective 6.5.4.2 (a), be revised by deleting the word “sensitive” and replacing it with the word “significant”.
- 2l) That Policy 6.5.5.1.4 (a) iii), be revised by deleting the word “sensitive” and replacing it with the word “significant”.
- 2m) That Policy 6.5.5.4.1, be revised by deleting the word “Sensitive” and replacing it with the word “significant”.
- 2n) That Policy 6.5.5.7.3 (c), be revised by deleting the word “sensitive” and replacing it with the word “significant”.
- 2o) That Policy 7.1 1.1, be revised by deleting the reference to Schedule “D”.

3. Former Town of Dundas

- 3a) That Schedule “C”, Environmentally Significant Areas, be deleted in its entirety.
- 3b) That Section 2.1.7, Environmentally Significant Areas, be revised by adding the following text as the Preamble:
“The Regional Official Plan assumes the responsibility of identifying, establishing and amending new Environmentally Significant Areas, and provides the policy framework for conservation, protection and enhancement of the environment.”
- 3c) That Policies 2.1.7.1 to 2.1.7.9 inclusive, and Policies 2.1.7.11 and 2.1.7.12, be deleted.
- 3d) That Policy 2.1.7.10 be renumbered as Policy 2.1.7.1.
- 3e) That Policy 5.2.1 be revised by deleting the reference to Schedule “C”.
- 3f) That Policy 5.5.10 be revised by deleting reference to “Schedule “C” and replacing it with “Map No. 4, of the Regional Official Plan”.

- 3g) That Policy 5.5.10.1, be deleted and replaced with the following new policy:
- “5.5.10.1 prior to a change in the ZONING BY-LAW, Council will be satisfied that the proposed change is compatible with the preservation of the Environmentally Significant Area. For this purpose, Council may further require an Environmental Impact Statement in keeping with the Special Provisions for Environmentally Significant Areas detailed elsewhere in this Plan and in the Regional Official Plan; and
- 3h) That Appendix A: Definitions, be revised by deleting Appendix A: Definitions c), and replacing it with the following text:

“**Environmentally Significant Areas:** Refer to the Regional Official Plan.”

4. Former Town of Flamborough

- 4a) That Schedule “D”, Environmentally Sensitive Areas, be deleted in its entirety.
- 4b) That Policy B.2.5 (v) be revised by deleting the word “SENSITIVE” and replacing it with the word “SIGNIFICANT”.
- 4c) That Subsection B.4, Rural Residential Estate Development, be revised by deleting the word “SENSITIVE” in the second paragraph and replacing it with the word “SIGNIFICANT”.
- 4d) That Policy B.4.3 be revised by deleting the word “SENSITIVE” and replacing it with the word “SIGNIFICANT”.
- 4e) That Policy B.6.3 (iv) be revised by deleting the word “SENSITIVE”, and replacing it with the word “SIGNIFICANT”.
- 4f) That Policy B.10.4 (iii) be revised by deleting the word “SENSITIVE” and replacing it with the word “SIGNIFICANT”.
- 4g) That Policy B.11.1.1.6 be revised by deleting the word “Sensitive”, and replacing it with the word “Significant”.
- 4h) That Subsection C.3, Environmentally Sensitive Areas, be renamed to “Environmentally Significant Areas”.
- 4i) That the Preamble to Subsection C.3, “Environmentally Significant Areas”, be deleted and replaced with the following text:

“The Regional Official Plan assumes the responsibility of identifying, establishing and amending new Environmentally Significant Areas, and provides the policy framework for conservation, protection and enhancement of the environment.”

- 4j) That Policies C.3.1 to C.3.7, inclusive, be deleted in their entirety.
- 4k) That Policy C.3.8, be revised by deleting word “SENSITIVE” and replace it with the word “SIGNIFICANT”.
- 4l) That Policy C.3.8, be renumbered to C.3.1.
- 4m) That Policy C.3.9, be revised by deleting the uppercase word “SENSITIVE” and replacing it with the word “SIGNIFICANT”
- 4n) That Policy C.3.9, be renumbered to **C.3.2.**

5. Former Township of Glanbrook

- 5a) That Schedule “D”, Environmental Plan, be revised by repealing the following land use designations: “Environmentally Sensitive Areas” and “Potentially Environmentally Sensitive Areas” and note be added to the map to indicate that references to ESA polices and the delineation of the ESA are contained in the Regional Official Plan.
- 5b) That Policy B.1.1.10.1 (c) be deleted and replaced with the following new policy:

“B.1.1.10.1 (c) The need to restrict the proposed operations within or in close proximity to a designated Urban Settlement area, Rural Settlement Area, a Hazard Land or Environmentally Significant Area, as identified on Schedule “A” – Land Use Plan and Schedule “D” – Environmental Plan, in this Plan, and on Map No. 4 – Environmentally Significant Areas, of the Regional Official Plan.”
- 5c) That Policy B.1.1.10.4 be deleted and replaced with the following new policy:

“B.1.1.10.4 The Township shall require a rezoning where a wayside pit and/or quarry is proposed in an Urban Settlement Area as identified on Schedule “A” – Land Use Plan, or in an Environmentally Significant Area as identified on Map No. 4 – Environmentally Significant Areas, of the Regional Official Plan.”
- 5d) That Policy B.1.3.8 be deleted and replaced with the following new policy:

“B.1.3.8 That an Environmental Impact Statement in accordance with Section C.1.2 of the Regional Official Plan shall be submitted in conjunction with a proposal for Rural Residential Estate development if proposed in an Environmentally Significant Area.

Where such a proposal is located near or directly affects agricultural lands, the Environmental Impact Statement shall include an assessment of the impact of the proposal on these lands.”

- 5e) That Policy B.1.5.2 (c) be revised by deleting the word “Sensitive” and replacing it with the word “Significant”.
- 5f) That Policy B.1.9.13 (f) be deleted and replaced with the following new policy:

“B.1.9.13 (f) No development shall be permitted in the northwest corner of Area 2 of the subject lands, identified as Official Plan Amendment No. 10 on Schedule “ A – Land Use Plan. The subject lands are designated as an Environmentally Significant Area (ESA) on Map No. 4 – Environmentally Significant Areas, of the Regional Official Plan, as amended, and includes Class “1” forest cover as identified on Schedule “D” – Environmental Plan. These lands are to be left in their natural condition.”
- 5g) That Section C, Environmental Protection Areas, be revised by deleting the last line of the first paragraph of the Preamble, and replace it with the following:

“Schedule “D” – Environmental Plan, and Map No. 4 – Environmentally Significant Areas of the Regional Official Plan, show areas that warrant environmental protection in accordance with the policies of the following subsections:”.
- 5h) That Section C, Environmental Protection Areas, be revised by deleting the bulleted reference “Environmentally Sensitive Areas”, and replace it with “Environmentally Significant Area”.
- 5i) That Subsection C.2, “Environmentally Sensitive Areas”, be renamed “Environmentally Significant Areas”.
- 5j) That Section C.2, “Environmentally Significant Areas”, be revised by adding the following text as the Preamble:

“The Regional Official Plan assumes the responsibility of identifying, establishing and amending new Environmentally Significant Areas, and provides the policy framework for conservation, protection and enhancement of the environment.”
- 5k) That Policies C.2.1 to C.2.11, inclusive, and Policies C.2.13 and C.2.14, be deleted.
- 5l) That Policy C.2.12, be revised by deleting the word “Sensitive” and replace it with the word “significant”.

- 5m) That Policy C.2.12 be renumbered as Policy C.2.1.
- 5n) That Policy D.1.6, be deleted and replaced with the following new policy:

“D.1.6 Consent to sever will not be permitted in areas identified as Environmentally Significant on Map No. 4 – Environmentally Significant Areas of the Regional Official Plan, if the proposed use would detrimentally affect the environmental characteristics of the subject parcel of land. All consents for lands within an Environmentally Significant Area will be conditional upon the applicant submitting an acceptable Environmental Impact Statement, pursuant to Subsection C.1.2 of the Regional Official Plan, to the appropriate Conservation Authority and Ministry of Natural Resources for their consideration.”

6. Former City of Hamilton

- 6a) That Schedule “D”, Environmentally Significant Areas, be deleted in its entirety.
- 6b) That Policy A.2.5.2, be deleted and replaced with the following new policy:

“A.2.5.2 Notwithstanding the designation of parts of Cootes Paradise as OPEN WATER and subject to Policy A.2.9.2, Subsection A.3.2, of this Plan, and Subsection C.1.2 of the Regional Official Plan, the preferable uses of Cootes Paradise are for aesthetic, ecological, and scientific activities.”

- 6c) That Policy A.2.9.1.3 h), be revised by deleting the word “sensitive” and replacing it with the word “significant”.
- 6d) That Policy A.2.9.2.2 be deleted and replaced with the following new policy:

“A.2.9.2.2 To conform to the provisions of the PARKWAY BELT WEST Plan, it is the intent of the Plan that the Open Space and Open Water designations and related policies be utilized as indicated on Schedule “A”. In addition, parts of the PARKWAY BELT WEST lie within the Hazard Lands shown on Schedule “C” and Environmentally Significant Areas shown on Map No. 4 of the Regional Official Plan. In case of any discrepancy between the PARKWAY BELT WEST Plan and the remainder of this Plan, the provisions of the PARKWAY BELT WEST Plan will prevail.”

- 6e) That Subsection A.3.2 be renamed as “Environmentally Significant Areas”.

- 6f) That the preamble to Subsection A.3.2, "Environmentally Significant Areas" be deleted and replaced with the following text:

"The Regional Official Plan assumes the responsibility of identifying, establishing and amending new Environmentally Significant Areas, and provides the policy framework for conservation, protection and enhancement of the environment."

- 6g) That Policy A.3.2.1 be deleted and replaced with the following new policy:

"A.3.2.1 Notwithstanding the land use designations shown on Schedule " A and the accompanying policies, those lands identified on Map No. 4 of the Regional Official Plan, as ENVIRONMENTALLY SIGNIFICANT AREAS will be preserved in a natural or undisturbed state, unless a study is carried out to determine the feasibility of development in these AREAS as required in Section C.1.2 of the Regional Official Plan. In accordance with the Regional Official Plan, if it is proven that these ENVIRONMENTALLY SIGNIFICANT AREAS can be developed, then the appropriate land use designation and policies will apply. The primary uses permitted will be for open spaces, undeveloped parks, public or private recreation uses, conservation uses and those uses existing at the time of the approval of the 1995 Regional Official Plan, as amended from time to time."

- 6h) That Policies A.3.2.2 to A.3.2.7, inclusive, and Policies A.3.2.9 to A.3.2.11, inclusive, be deleted.

- 6i) That Policy A.3.2.8 be renumbered to A.3.2.2.

- 6j) That Policy D.3.4 be deleted and replaced with the following new policy:

"D.3.4 Further to Policy D.3.3 above, Council will enact a ZONING BY-LAW to control the use of land within, and abutting, Environmentally Significant Areas as shown on Map No. 4 of the Regional Official Plan, to the existing use. Further:

- i) Prior to a change in the ZONING BY-LAW, Council will be satisfied that the proposed change is compatible with the preservation of the Environmentally Significant Area. For this purpose, Council may further require a Environmental Impact Statement in keeping with the special provisions for Environmentally Significant Areas detailed in Section C.1.2 of the Regional Official Plan; and,

- ii) Prior to granting any change, Council may consider entering into agreement with the owner to preserve all or part of the Environmentally Significant Area in a natural or undisturbed state.”

6k) That Policy 8.2 be revised by deleting the reference to Schedule “D”.

7. Former City of Stoney Creek

- 7a) That Schedule “B”, Stoney Creek Open Spaces and Natural Environment System, be revised by adding two (2) new Environmentally Significant Areas, as shown on the attached Schedule “B” of this Amendment.

Implementation:

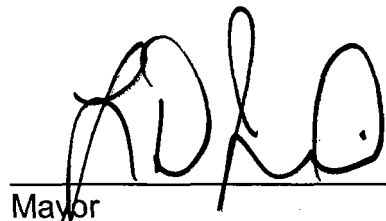
The provisions of Section D – Implementation, of the Official Plan for the former Regional Municipality of Hamilton-Wentworth, Section 7 – Implementation, of the Official Plan for the former Town of Ancaster, Section 5 – Implementation and Administration, of the Official Plan for the former Town of Dundas, Section F – Implementation of the Official Plan for the former Town of Flamborough, Section G – Implementation, of the Official Plan for the former Township of Glanbrook, Section D – Implementation, of the Official Plan for the former City of Hamilton, and Section F – Implementation, of the Official Plan for the former City of Stoney Creek, will give effect to the amendments.

This is Schedule “A” to By-law No. 05-109 passed on the 27th day of April, 2005.



A
City Clerk


City of Hamilton



Mayor

Schedule "A" to
Amendment No. 24
To the Official Plan of the
Former Region of Hamilton-Wentworth

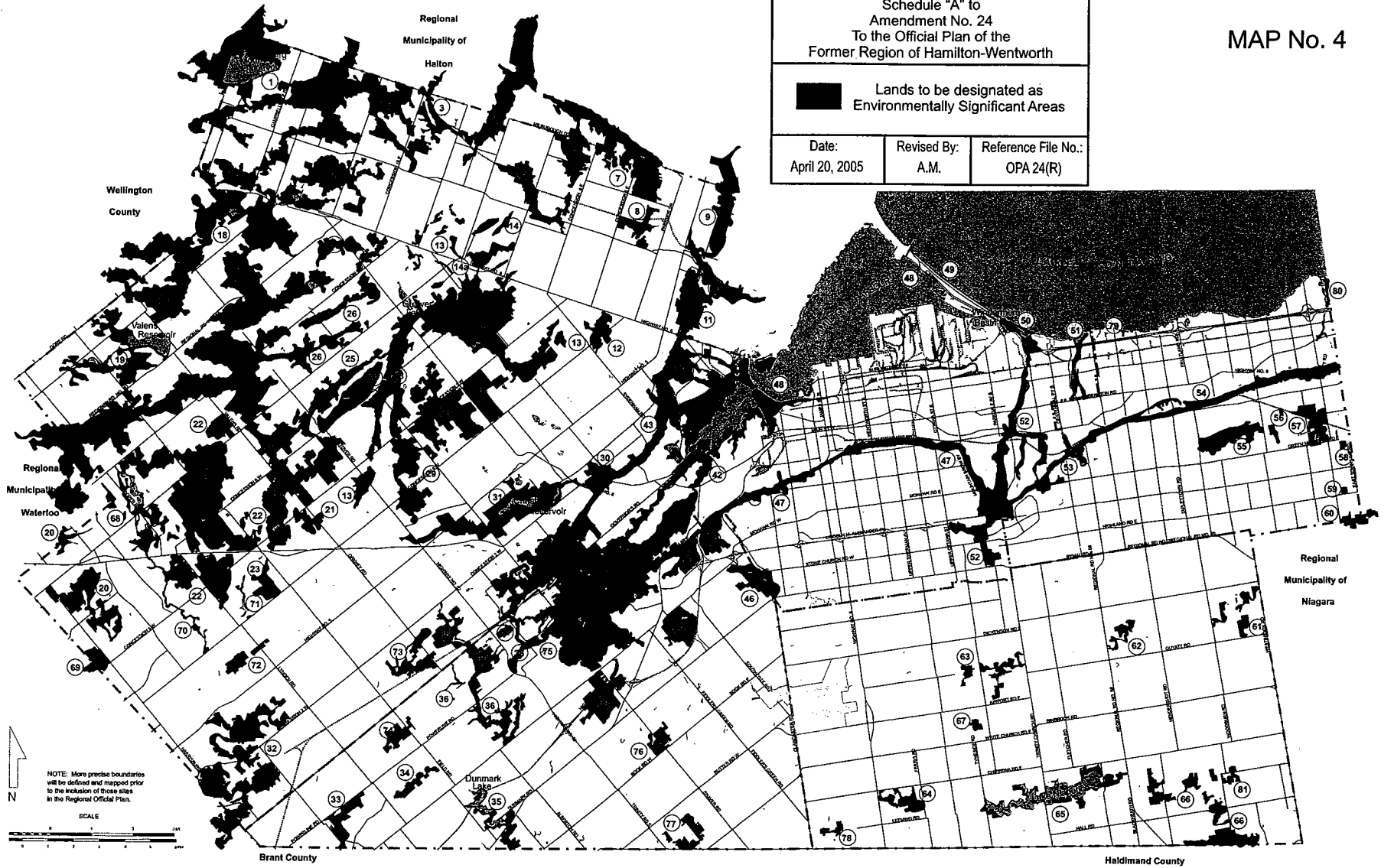
MAP No. 4

 Lands to be designated as
Environmentally Significant Areas

Date:
April 20, 2005

Revised By:
A.M.

Reference File No.:
OPA 24(R)



NOTE: More precise boundaries
will be defined and mapped prior
to the inclusion of these sites
in the Regional Official Plan.

SCALE

 ENVIRONMENTALLY SIGNIFICANT AREAS

1. Mountbatten Wetlands and Wildlife Centre
2. Carleton Place Forests
3. Flamboon Swamp
4. Bronco Creek Ravine
5. Carleton Swamp
6. Wyatt Road Wetland
7. Madoc Valley
8. Waterdown North Wetlands
9. Waterdown Woods
10. Grindstone Valley
11. Clapton Woods
12. Hillgrove South Woodlot

13. Haystack Swamp
14. Harper Corners East Wetland
- 14a. Harper Corners Drumlins
15. Freelon Esker - Wetland Complex
16. Pueland Southeast Swamp
17. Beverly Swamp
18. Fletcher Creek Swamp Forest
19. Valens Conservation Area and Drumlin Field
20. Sheffield Complex
21. Rockton Northeast Woodlot
22. Hyde/Rockton/Beverly Complex
23. Patterson Tract

24. Rockton - Westover Complex
25. Westover Lowland Forest and Drumlin Field
26. Strathene Southwest Drumlins
27. Westover Drumlins Field
28. Haystack Complex
29. Donald Farm Complex
30. Spencer Gorge
31. Christie Conservation Area
32. Hantsburg - Troy Swamp
33. Lynden South Woods
34. Jerseyville Northwest Woods
35. Carter's Swamp - Dunmark Lake

36. Copetown Woods - Summit Wetland
37. Copetown Balpark Woodlot
38. Copetown Bogs
39. Jerseyville Road Woodlot
40. Hamilton Golf and Country Club
41. Dundas Valley
42. Coles Paradise
43. Borer's Falls - Rock Chapel
44. Tiffany Falls
45. Inequale Heights Conservation Area
46. Tiffany Creek Headwaters
47. Hamilton Escarpment

48. Hamilton Harbour
49. Hamilton Beach Strip
50. Van Wagner's Ponds
51. Sloney Creek Ravine
52. Rockall Valley
53. Felker's Falls Escarpment
54. Devil's Punch Bowl Escarpment
55. Vnemount South Complex
56. Saltfleet Northeast
57. Vnemount Quarry
58. Tweedside Northeast Woodlot
59. Tweedside Woodlot

60. Falco Woods
61. Woodburn Floodplain and Forest
62. Twenty Mile Creek Floodplain
63. Hannon Floodplain Forests
64. Glanford Station West Wetland
65. Binbrook Southwest Area
66. Wetland River Meanders
67. Glanford Station Northeast Woods
68. Rockton Airfield West
69. Sager Road Woodlot
70. Fairchild Creek
71. Fourth Concession Wetland

72. Troy Northeast Woodlot
73. Big Creek Headwaters Complex
74. Lyndon Southeast Woods
75. Ancaster Prairie
76. Duffy Corners South Woodlot
77. Trinity Southeast Woodlot
78. North Seneca Wetland
79. Community Beach Pond
80. Filly Creek Valley
81. Sinclairville North Woodlot



ENVIRONMENTALLY
SIGNIFICANT AREAS

February 2005

* Please note: Only the portion of the site within the City of Hamilton's municipal boundary will be identified as an ESA in the Regional Official Plan.

**CITY OF STONEY CREEK
OFFICIAL PLAN
Schedule 'B'
Stoney Creek Open Spaces & Natural Environment System**

Schedule "B" to
Amendment No. 115
to the Official Plan of the
Former City of Stoney Creek

Lands to be redesignated to
Class 1 Environmentally Sensitive Areas
from: Pond; Class 2 (Pond Core Area), Pond
and Class 4 (Open Space and Parks);
and Core Area (Class 2).

Date: Apr. 20, 2005	Revised By: A.M.	Reference File No.: OPA 115(S)
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- LEGEND**
- Lakeshore Protection Area
 - Escarpment Natural Area
 - Escarpment Protection Area
 - Escarpment Rural Area
 - Waste Disposal Assessment Area
 - Existing and Licensed Pits and Quarries
 - Winona Minor Urban Centre
 - CLASS 1 - Environmentally Sensitive Areas
 - 120 m Wetland Buffer Zone
 - CLASS 2 - Core Area
 - Pond Core Area
 - CLASS 3 - Rehabilitation Area
 - Watercourses - Rehabilitation Areas (min 60m wide)
 - CLASS 4 - Open Space and Parks
 - Pond
 - Municipal Boundary
 - Points of Ecological Interest
 - 50 metre buffer around Class 1 & 2 Areas

