

Authority: Item 9, Planning Committee
Report: 14-012 (PED14150)
CM: August 15, 2014

Bill No. 211

CITY OF HAMILTON

BY-LAW NO. 14-211

To Adopt:

Official Plan Amendment No. 28 to the Urban Hamilton Official Plan

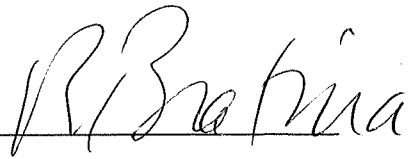
Respecting:

**Lands located to the north of Rymal Road West, east of West 5th Street, west of
Upper James Street and south of Stone Church Road East, Hamilton**


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

1. Amendment No. 28 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED AND ENACTED this 15th day of August, 2014.



R. Bratina
Mayor



M. Gallagher
City Clerk

Urban Hamilton Official Plan Amendment No. 28

The following text constitutes Official Plan Amendment 28 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to exempt the subject lands from the minimum density requirements for medium density development and high density development within the Neighbourhood Designation in the Mewburn Neighbourhood.

2.0 Location:

The lands affected by this Amendment are located to the north of Rymal Road West, east of West 5th Street, west of Upper James Street and south of Stone Church Road East.

3.0 Basis:

The basis for permitting this Amendment is as follows:

- The proposed Amendment is consistent with the Provincial Policy Statement, and conforms to the Growth Plan for the Greater Golden Horseshoe.
- The proposed Amendment will facilitate the development of lands within the Mewburn Neighbourhood which commenced the approvals process prior to the UHOP coming into full force and effect.
- The proposed Amendment exempts new medium and high density residential development from the UHOP minimum density policies, allowing for compatibility of future development within the Neighbourhood. All other UHOP policies remain in effect, ensuring that appropriate development and design considerations remain in place.

4.0 Changes:

4.1. Text Changes

- 4.1.1. Urban Hamilton Official Plan Volume 3 Chapter B – Urban Area Specifics is amended by adding a new area specific policy as follows:

"Area Specific Policy UH-4 - Lands located to the north of Rymal Road West, east of West 5th Street, west of Upper James Street and south of Stone Church Road East.

1.0 Notwithstanding Policy E.3.5.7 – Medium Density Residential and Section E.3.6.6 – High Density Residential of Volume 1, on those lands designated Neighbourhoods, located to the north of Rymal Road West, east of West 5th Street, west of Upper James Street and south of Stone Church Road East, shown as Area Specific UH-4 on Map H-7, shall not be subject to minimum net residential density requirements."

4.2 Mapping Changes

4.2.1 Urban Hamilton Official Plan Volume 3, Map 1 Area Specific Policies Key Map is amended as follows:

a) the subject lands are identified as "Area Specific Policy – UH-4"

as shown on Appendix "A" attached to this Amendment.

4.2.2 Urban Hamilton Official Plan Volume 3, Map H-7 Area Specific Policies is amended as follows:

b) the subject lands are identified as "Area Specific Policy – UH-4"

as shown on Appendix "B" attached to this Amendment.

5.0 Implementation:

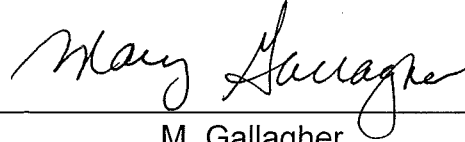
Implementing Zoning By-law Amendments and Site Plan applications will give effect to the intended uses on the subject lands.

This is Schedule "1" to By-law No. 14-211 passed on the 15th day of August, 2014.

The
City of Hamilton




R. Bratina
Mayor



M. Gallagher
City Clerk

Appendix A
Amendment No.28
to the Urban Hamilton Official Plan

 Lands to be identified as "Area Specific Policy UH-4"

(Lands located to the North of Rymal Road West, East of West 5th Street, West of Upper James Street and South of Stone Church Road East)

Date:
August 13, 2014

Revised By:
DY/AL


Reference File No.:
OPA-U-28(H)




APPEAL

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, the Mount Hope area, and the Airport Business Park, and following Twenty Road and Garner Road to Fiddlers Green Road in the west remains under appeal – see illustration on Schedules E and E-1, Volume 1


Legend

 Refers to Urban Area Specific Policy 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 1
Area Specific Policies Key Map**


Not To Scale




Date: Sept. 12/13

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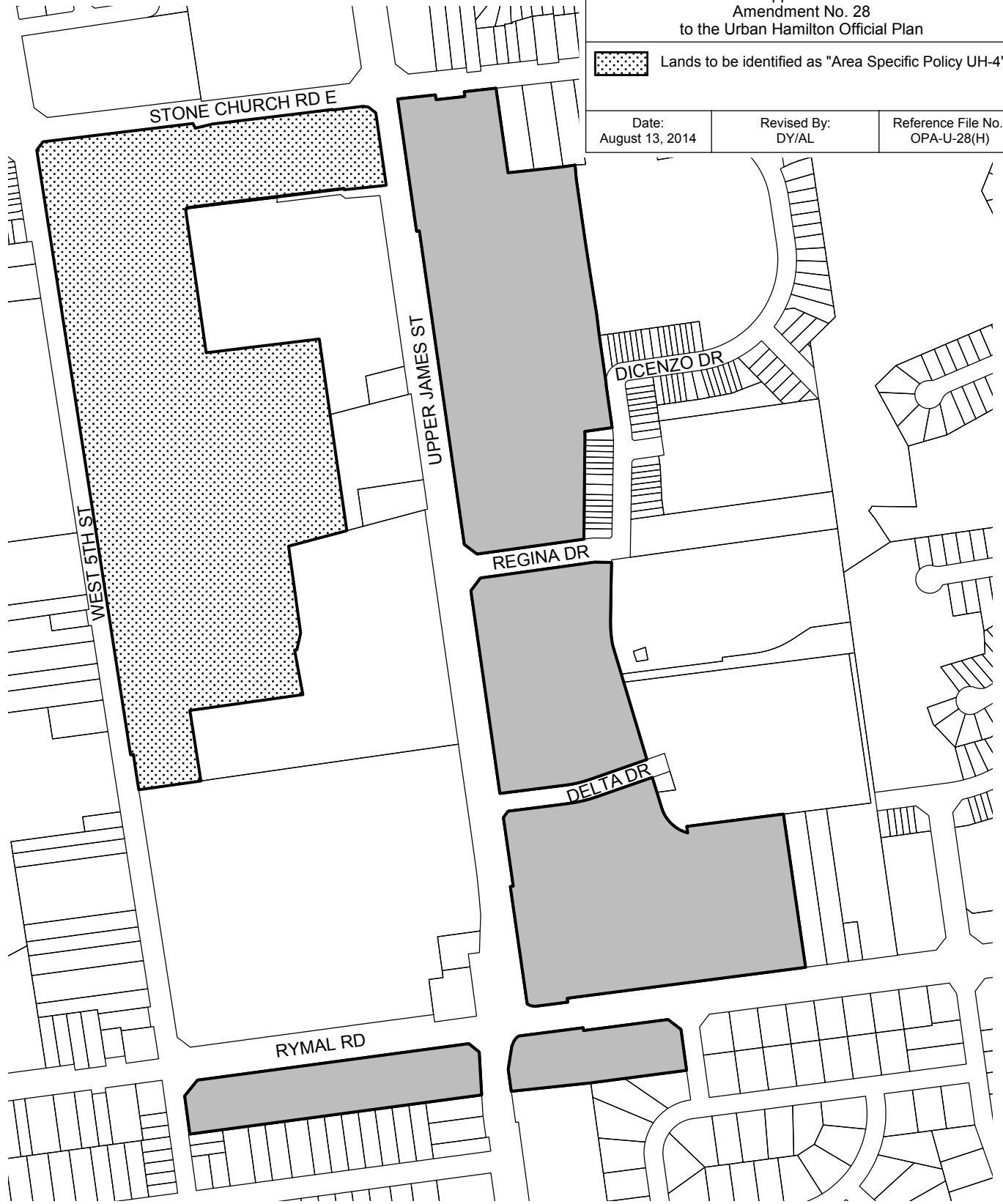
Appendix B
 Amendment No. 28
 to the Urban Hamilton Official Plan

 Lands to be identified as "Area Specific Policy UH-4"

Date:
 August 13, 2014

Revised By:
 DY/AL

Reference File No.:
 OPA-U-28(H)



Legend

-  UH-3
-  UH-4

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

Urban Hamilton Official Plan
 Volume 3 : Map H-7
 Area Specific Policies



Not To Scale

Date: Aug. 16, 2013



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