

Authority: Item 4, Planning Committee
Report: 20-005 (PED20075)
CM: July 17, 2020
Ward: 10

Bill No. 149

CITY OF HAMILTON

BY-LAW NO. 20-149

To Adopt:

**Official Plan Amendment No. 133 to the
Urban Hamilton Official Plan**

Respecting:

**1329 & 1335 Barton Street, 339 & 347 Fifty Road, 40 Zinfandel Drive, 16 to 30
Foothills Lane, and Blocks 13, 14, 18 and part of Block 9 in Registered Plan 62M-
1241**

(Stoney Creek)

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

1. Amendment No. 133 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 July, 2020.

F. Eisenberger
Mayor

A. Holland
City Clerk

Urban Hamilton Official Plan Amendment No. 133

The following text, together with Appendix “A” – Volume 2: Map B.7.4-1 – Fruitland-Winona Secondary Plan Land Use Plan, attached hereto, constitutes Official Plan Amendment No. 133 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to change the land use designation and amend both Area Specific Policy mapping and text to permit a maximum net residential density of 49 units per hectare.

2.0 Location:

The lands affected by this Amendment are known municipally as 1329 and 1335 Barton Street, 339 and 347 Fifty Road, 40 Zinfandel Drive, 16 to 30 Foothills Lane, and Blocks 13, 14, 18 and part of Block 9 in Registered Plan 62M-1241, in the former City of Stoney Creek.

3.0 Basis:

The basis for permitting this Amendment is:

- To provide a more accurate reflection of the former OMB (now LPAT) Decision PL120721, which permitted a maximum density of 49 units per hectare;
- The proposed Amendment is consistent with the established permitted uses for the subject lands; and,
- The Amendment is consistent with the Provincial Policy Statement, 2020 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2019.

4.0 Actual Changes:

4.1 Volume 2 – Secondary Plans

Text

4.1.1 Chapter B.7 – 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, Policy B.7.4.18.8 be amended by adding the word “and,” between “ii) 970 Barton Street;” and “iii) 1360 Barton Street;” and by deleting the words “and, iv) 347 Fifty Road;”, so that the policy reads, as follows:

“B.7.4.18.8 For the lands located at:

- i) Glover Road, Barton Street, Concession 1, dividing Lots 11 and 12 and Highway No. 8;
- ii) 970 Barton Street; and,
- iii) 1361 Barton Street;

and as shown as Area Specific Policy – Area H on Map B.7.4-1 – Fruitland-Winona Secondary Plan – Land Use Plan, the following policy shall apply: ...”

- b. That Volume 2: Chapter B.7.0 – Stoney Creek Secondary Plans, Section B.7.4 – Fruitland-Winona Secondary Plan be amended by replacing Area Specific Policy – Area I with the following:

“Area Specific Policy – Area I

B.7.4.18.9 The following policies shall apply to the lands located at 1329 and 1335 Barton Street, 16-30 Foothills Lane, 40 Zinfandel Drive, and Block Nos. 13, 14, 18 and part of Block No. 9 within Registered Plan No. 62M-1241, and 339 and 347 Fifty Road, designated Low Density Residential 3 and identified as Area Specific Policy – Area I on Map B.7.4-1 – Fruitland-Winona Secondary Plan – Land Use Plan:

- a) In addition to Policies B.1.6 d) and B.1.7 of Volume 2, for

the purposes of calculating net residential density, the development area shall be all the lands subject to Area Specific Policy – Area I;

- b) In addition to Policy B.7.4.4.5 a), grade-oriented attached housing and low rise apartments shall also be permitted; and,
- c) Notwithstanding Policy E.3.4.4 of Volume 1 and B.7.4.4.5 b) of Volume 2, the net residential density shall be greater than 40 units per hectare and shall not exceed 49 units per hectare.
- d) It is the intent of Council that a Draft Plan of Subdivision is not required to facilitate the orderly development of the lands per Policy F.1.14.1.1 of Volume 1, and that the extension of Sonoma Lane to Fifty Road may proceed by way of a deposited reference plan and deeming by-law and be designed in accordance with Policy Section C.4.5 of Volume 1, provided the City receives all necessary assurances and related securities respecting the construction and dedication of the road extension, to the satisfaction of the City.

Maps

4.1.2 Map

- a. That Volume 2: Map B.7.4-1 – Fruitland-Winona Secondary Plan – Land Use Plan be amended by:
 - i) redesignating lands from “Low Density Residential 2” to “Low Density Residential 3”;
 - ii) removing lands from Area Specific Policy – Area H; and,
 - iii) adding lands to Area Specific Policy – Area I,as shown on Appendix “A”, attached to this Amendment.

5.0 Implementation:

Implementing Site Plans will give effect to the intended uses on the subject lands.

This Official Plan Amendment is Schedule "1" to By-law No. 20-149 passed on the 17th day of July, 2020.

**The
City of Hamilton**

F. Eisenberger
MAYOR

A. Holland
CITY CLERK

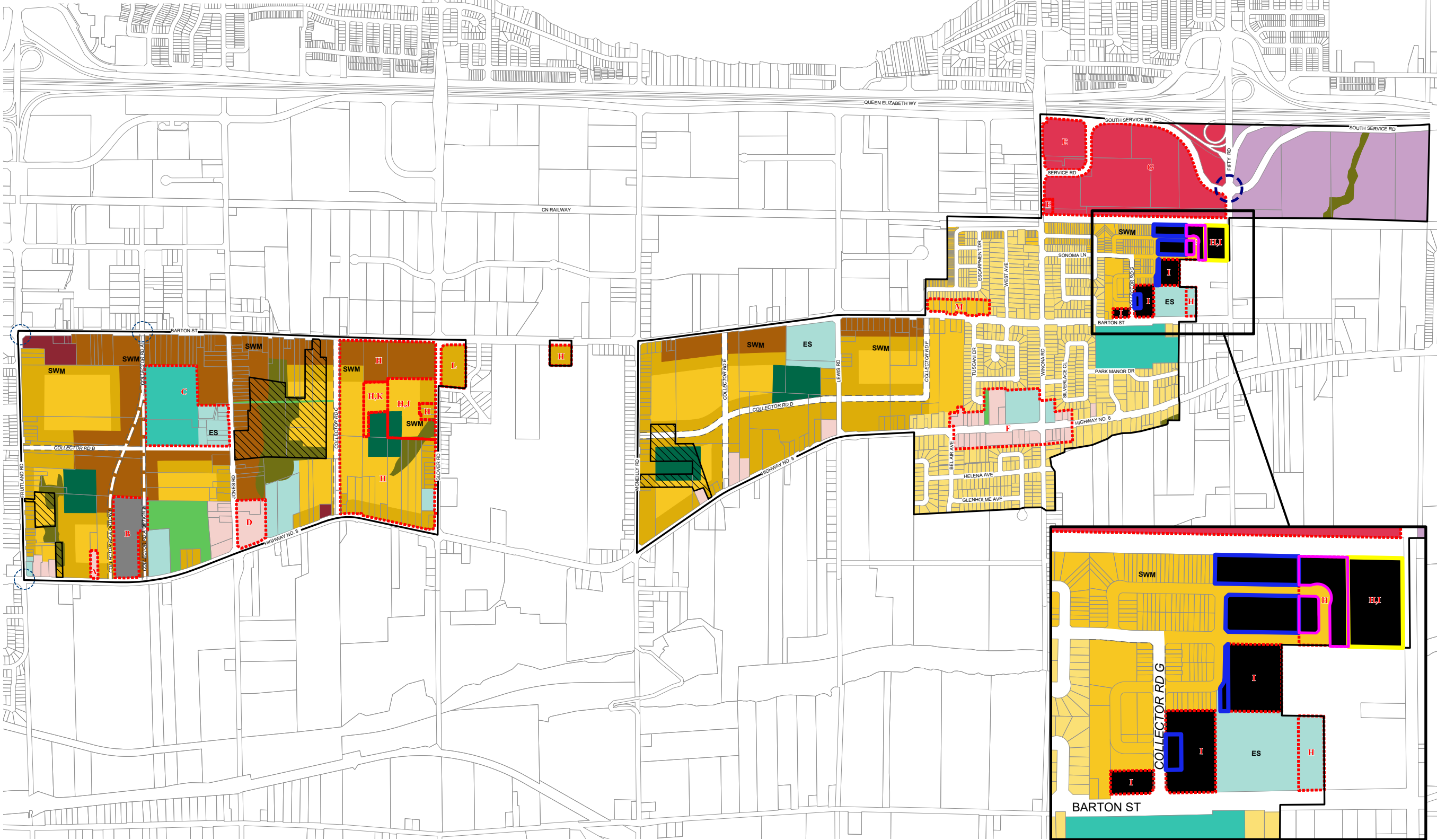
Appendix A
 APPROVED Amendment No. 133
 to the Urban Hamilton Official Plan

- Lands to be redesignated from "Low Density Residential 2" to "Low Density Residential 3"
- Lands to be removed from Area Specific Policy - Area H and added to Area Specific Policy - Area I
- Lands to be added to Area Specific Policy - Area I
- Lands to be removed from Area Specific Policy - Area H

Date:
July 10, 2020

Revised By:
MS/NB

Reference File No.:
OPA-U-133(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