CITY OF HAMILTON

BY-LAW NO. 21-237

To Adopt:

Official Plan Amendment No. 157 to the
Urban Hamilton Official Plan

Respecting:

311 and 313 Stone Church Road East
(Hamilton)

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

1. Amendment No. 157 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 15th day of December, 2021.

__________________________  __________________________
F. Eisenberger                A. Holland
Mayor                        City Clerk
Urban Hamilton Official Plan
Amendment No. 157

The following text, together with:

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<tr>
<th>Appendix</th>
<th>Volume</th>
<th>Description</th>
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<tr>
<td>“A”</td>
<td>Volume 1: E-1</td>
<td>Schedule E-1 - Urban Land Use Designations</td>
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<td>“B”</td>
<td>Volume 1: A-1</td>
<td>Appendix A - Parks Classification Map</td>
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<td>“C”</td>
<td>Volume 3: 2</td>
<td>Map 2 - Urban Site Specific Key Map</td>
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attached hereto, constitutes Official Plan Amendment No. 157 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to redesignate a portion of the subject lands from “Open Space” to “Neighbourhoods”, to establish an Urban Site Specific Policy to reduce daylighting triangle requirements, to permit a minimum net residential density of 55 units per hectare within a medium density residential area of the Neighbourhoods Designation, and to permit the dedication of a woodlot to the City of Hamilton as parkland dedication.

2.0 Location:

The lands affected by this Amendment are known municipally as 311 and 313 Stone Church Road East, in the former City of Hamilton.

3.0 Basis:

The basis for permitting this Amendment is:

- The proposed development is consistent with the Neighbourhoods policies of the Urban Hamilton Official Plan, save and except the scale policies for net residential density for Medium Density Residential areas;

- The proposed development is compatible with existing and planned development in the immediate area, implements the Residential Greenfield Design policies of the Urban Hamilton Official Plan, and contributes to the development of a range of housing forms;
• The proposed development is consistent with the Parkland Dedication policies of the Urban Hamilton Official Plan for the dedication of land as parkland for residential proposals, save and except lands identified as woodlots are not considered eligible to satisfy parkland dedication requirements; and,

• The Amendment is consistent with the Provincial Policy Statement, 2020 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2019, as amended.

4.0 Actual Changes:

4.1 Volume 1 - Parent Plan

Schedules and Appendices

4.1.1 Schedule

a. That Volume 1: Schedule E-1 - Urban Land Use Designations be amended by redesignating a portion of the subject lands from “Open Space” to “Neighbourhoods”, as shown on Appendix “A”, attached to this Amendment.

b. That Volume 1: Appendix A - Parks Classification Map be amended by identifying a portion of the subject lands as “Natural Open Space”, as shown on Appendix “B”, attached to this Amendment.

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

Text

4.2.1 Chapter C - Urban Site Specific Policies

a. That Volume 3, Chapter C - Urban Site Specific Policies - Hamilton Neighbourhoods be amended by adding a new Site Specific Policy, as follows:
"UHN-28  311 and 313 Stone Church Road East, former City of Hamilton

1.0 Notwithstanding Policies C.4.5.6.5 and C.4.5.7 c), for lands located at 311 Stone Church Road East, the daylighting triangle at the northwest corner of the intersection the arterial road (Stone Church Road East) and the collector road (Crerar Drive) shall be 9.60 metres x 9.60 metres.

2.0 Notwithstanding Policy E.3.5.7 of Volume 1, for lands located at 311 and 313 Stone Church Road East, identified as Area A-1, for medium density residential uses, the net residential density shall be between 55 and 100 units per hectare.

3.0 Notwithstanding Policy F.1.18.3 of Volume 1, for the lands located at 313 Stone Church Road East, identified as Area A-2, the existing woodlot shall be considered acceptable lands eligible to satisfy parkland dedication.”

Maps and Appendices

4.2.2 Map

a. That Volume 3: Map 2 – Urban Site Specific Key Map be amended by identifying the subject lands as UHN-28, as shown on Appendix “C”, attached to this Amendment.
5.0 **Implementation:**

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

This Official Plan Amendment is Schedule “1” to By-law No. 21-237 passed on the 15th day of December, 2021.

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The
City of Hamilton

__________________________  __________________________
F. Eisenberger        A. Holland
Mayor                City Clerk
Not Final and Binding

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.

**Legend**

- **Secondary Plans**
- **Parks Classification**
  - Parkette
  - Neighbourhood
  - Community
  - City Wide
  - General Open Space
  - Natural Open Space

- **Other Features**
  - Rural Area
  - John C. Munro Hamilton International Airport
  - Nature Encroachment
  - Municipal Boundary

**Council Adopted:** July 9, 2009

**Ministerial Approval:** March 16, 2011

**Effective Date:** August 16, 2013

**APPENDIX A**

**APPROVED Amendment No. 157**

**to the Urban Hamilton Official Plan**

Lands to be classified as "Natural open Space"

(313 Stone Church Road East, Hamilton)

Date: December 2021

Revised By: TV/NB

Reference File No.: OPA-U-157(H)
Appendix C
PROPOSED Amendment No. 157
to the Urban Hamilton Official Plan

Lands to be identified as Site Specific Area UHN-28
(311 and 313 Stone Church Road East, Hamilton)

Date: December 2021
Revised By: TV/NB
Reference File No.: OP-U-157(H)

Legend
- Site Specific Areas (SSA)
- Refers to Urban Site Specific Area #, Volume 3, Chapter B

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

May Not be Reproduced without Permission. THIS IS NOT A PLAN

Note: For Rural Site Specific Areas, refer to Volume 3, Appendix A of the Rural Hamilton Official Plan.

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 to Upper James Street remains under appeal – see illustration on Schedules E and E-1, Volume 1.