

Urban Hamilton Official Plan Amendment No. ____

The following text constitutes Official Plan Amendment No. ____ to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose of the Official Plan Amendment (OPA) is to remove a portion of the subject lands from Neighbourhoods designation and place it into the Employment Area designation in the Urban Structure Schedule E, to remove a portion of lands designated Mixed Use – Medium Density designation and place it into the Airport Employment Growth District designation in the Urban Land Use Designations Schedule E-1. Also, to remove a portion of land from the Mount Hope Secondary Plan. In addition, the purpose of the OPA add lands to the Airport Employment Growth District Secondary Plan and place them into the Airport Light Industrial designation and redesignate lands from Airport Reserve to Airport Light Industrial within the Airport Employment Growth District Secondary Plan. The effect of the amendment will accommodate four industrial buildings containing a total gross floor area of 131,626 square metres of employment uses.

2.0 Location:

The lands affected by this Amendment are Part of Lot 5, Concession 4, Geographic Township of Glanford, now in the City of Hamilton, municipally known as 3054 Homestead Drive, 9174 & 9166 Airport Road West, Hamilton.

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 development supports the employment area policies of the Urban Hamilton Official Plan through the creation of industrial land uses that contribute to the provision of a diverse range of employment opportunities in proximity to the Airport;
- The proposed development has regard for the Airport Employment Growth District Eco-industrial Design Guidelines and Urban Design Guidelines; and,
- The four (4) proposed industrial buildings represents a compatible development for the subject lands.

4.0 Actual Changes:

4.1 Map Changes

- 4.1.1 Volume 1-Schedule E – Urban Structure is amended by redesignating the lands located at 3054 Homestead Drive, 9174 & 9166 Airport Road West, from Neighbourhoods designation to the Employment Areas designation as shown on Appendix A, attached.
- 4.1.2 Volume 1-Schedule E-1 – Urban Land Use Designations is amended by redesignating the lands located at 3054 Homestead Drive, 9174 & 9166 Airport Road West from Mixed Use – Medium Density designation to the Airport Employment Growth District designation as shown on Appendix B, attached.
- 4.1.3 Volume 2 – Map B.5.4-1 – Mount Hope Secondary Plan: Land Use Plan is further amended by removing the lands located at 3054 Homestead Drive, 9174 & 9166 Airport Road West, designated as District Commercial, from the Mount Hope Secondary Plan as shown on Appendix C, attached.
- 4.1.4 Volume 2 – Map B.8-1 – Airport Employment Growth District Secondary Plan: Land Use Plan is further amended by adding the lands located at 3054 Homestead Drive, 9174 & 9166 Airport Road West to the Secondary Plan under the Airport Light Industrial designation as shown on Appendix D, attached.
- 4.1.5 Volume 2 – Map B.8-2- Airport Employment Growth District Secondary Plan: Natural Heritage Systems is further amended by adding the lands located at 3054 Homestead Drive, 9174 & 9166 Airport Road West to the Secondary Plan under the Airport Light Industrial designation as shown on Appendix E, attached.
- 4.1.7 Volume 2 – Map B.8-3- Airport Employment Growth District Secondary Plan: Road Classification Map is further amended by adding the lands located at 3054 Homestead Drive, 9174 & 9166 Airport Road West to the Secondary Plan under the Airport Light Industrial designation as shown on Appendix F, attached.
- 4.1.8 Volume 2 – Map B.8-4- Airport Employment Growth District Secondary Plan: Phasing Plan is further amended by adding the lands located at 3054 Homestead Drive, 9174 & 9166 Airport Road West to the Secondary Plan under the Airport Light Industrial designation as shown on Appendix G, attached.
- 4.1.9 Volume 2 – Appendix ‘A’ - Airport Employment Growth District Secondary Plan: Transit Routes and Trails Map is further amended by adding the lands located at 3054 Homestead Drive, 9174 & 9166 Airport Road West to the Secondary Plan under the Airport Light Industrial designation as shown on Appendix H, attached.

Implementation:


An implementing Zoning By-law will give effect to this Amendment.

This is Schedule "A" to By-Law No. 23-____, passed on the ____ day of _____, 2023.

Mayor

Clerk

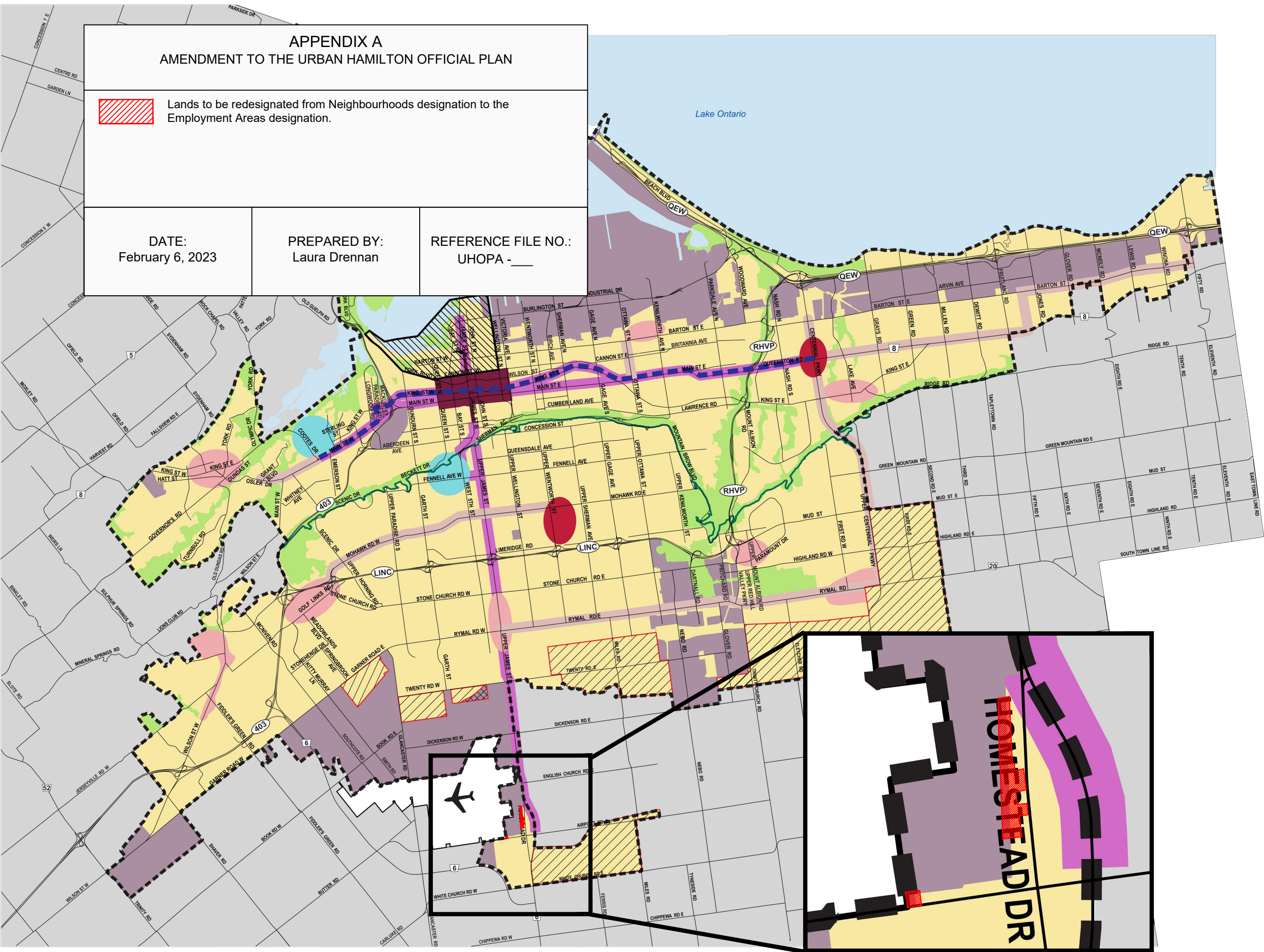
APPENDIX A
AMENDMENT TO THE URBAN HAMILTON OFFICIAL PLAN

 Lands to be redesignated from Neighbourhoods designation to the Employment Areas designation.

DATE:
February 6, 2023

PREPARED BY:
Laura Drennan

REFERENCE FILE NO.:
UHOPA - ____



Legend

Urban Structure Elements

- Neighbourhoods
- Employment Areas
- Major Activity Centres
- Major Open Space
- Urban Expansion Area - Neighbourhoods
- Urban Expansion Area - Employment

Nodes

- Downtown Urban Growth Centre
- Sub Regional Service
- Community

Corridors

- Primary
- Secondary
- Priority Transit Corridor

Other Features

- Rural Area
- John C. Munro Hamilton International Airport
- Niagara Escarpment
- Urban Boundary
- Municipal Boundary
- Lands Subject to Non Decision 113 West Harbour Setting Sail

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

Urban Hamilton Official Plan
Schedule E
Urban Structure

APPEALS

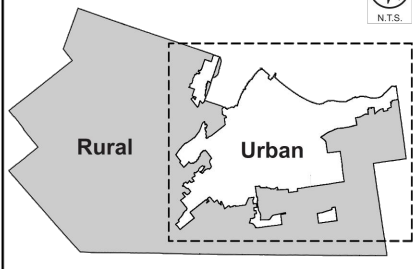
UHOPA NO. 69 APPEALS - PL171450

- 71 Main Street West and 10 Baldwin Street, Appellant # 8
- 3011 Homestead Drive (Glanbrook), Appellant # 4
- 221-225 John Street South and 70-78 Young Street (Hamilton), Appellant # 20
- 237 Upper Centennial Parkway (Stoney Creek), Appellant # 14

UHOPA NO. 102 APPEALS - PL180548

- 215, 217, 219, 221, 225 and 231 Main Street West, 67 & 69 Queen Street South and 62 & 64 Hess Street South

Key Map



Note: For Rural Land Use Designations, refer to Schedule D of the Rural Hamilton Official Plan.

Legend

- Neighbourhoods
- Open Space
- Institutional
- Utility
- Urban Expansion Area - Neighborhoods
- Urban Expansion Area - Employment

Commercial and Mixed Use Designations

- Downtown Mixed Use Area
- Mixed Use - High Density
- Mixed Use - Medium Density
- District Commercial
- Arterial Commercial

Employment Area Designations

- Industrial Land
- Business Park
- Airport Employment Growth District
- Shipping & Navigation

Other Features

- Rural Area
- John C. Munro Hamilton International Airport
- Niagara Escarpment
- Urban Boundary
- Municipal Boundary
- Lands Subject to Non Decision 113 West Harbour Setting Sail

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

Urban Hamilton Official Plan
Schedule E-1
Urban Land Use Designations



Date: Nov. 2022

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Detail Inset

APPENDIX B
AMENDMENT TO THE URBAN HAMILTON OFFICIAL PLAN

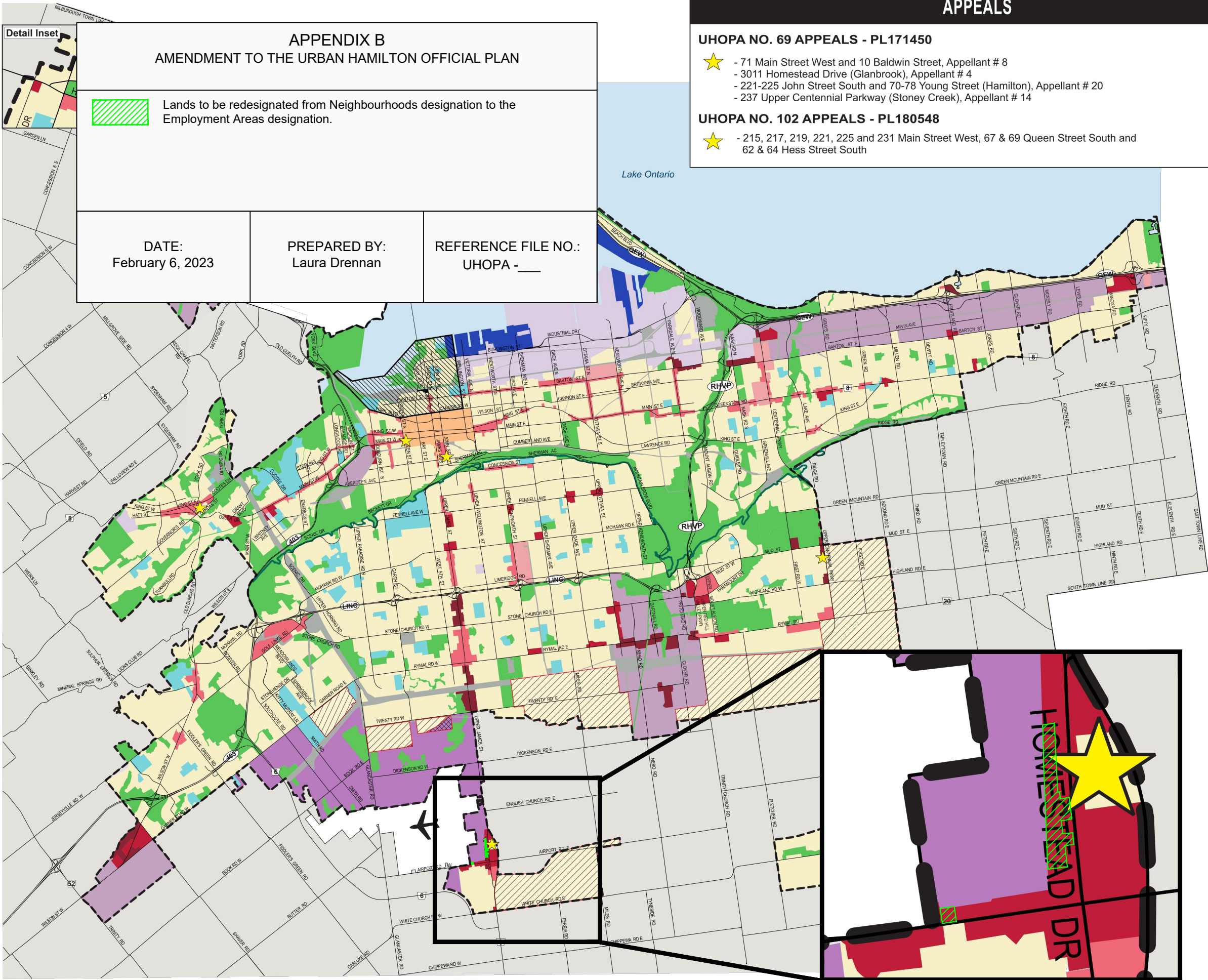


Lands to be redesignated from Neighbourhoods designation to the Employment Areas designation.

DATE:
February 6, 2023

PREPARED BY:
Laura Drennan

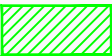
REFERENCE FILE NO.:
UHOPA - ____





3011 Homestead Drive
Appellant # 4

APPENDIX C
AMENDMENT TO THE URBAN HAMILTON OFFICIAL PLAN
MOUNT HOPE SECONDARY PLAN



Lands to be removed from the Mount Hope Secondary Plan

DATE:
February 6, 2023

PREPARED BY:
Laura Drennan

REFERENCE FILE NO.:
UHOPA - ____

Legend

Residential Designations

- Low Density Residential 2
- Low Density Residential 2c
- Low Density Residential 3f
- Medium Density Residential 3

Parks and Open Space Designations

- Neighbourhood Park
- Community Park
- General Open Space
- Natural Open Space

Other Designations

- Institutional
- Mixed Use - Medium Density
- District Commercial
- ES Elementary School
- SES Separate Elementary School
- Utility
- SWM Storm Water Management

Other Features

- Area or Site Specific Policy
- Proposed Roads
- Secondary Plan Boundary

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

Urban Hamilton Official Plan
Mount Hope
Secondary Plan
Land Use Plan
Map B.5.4-1



Not To Scale

Date: February 2021



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APPENDIX D
AMENDMENT TO THE URBAN HAMILTON OFFICIAL PLAN
AIRPORT EMPLOYMENT GROWTH DISTRICT SECONDARY PLAN



Lands to be re-designated from "Airport Reserve" to "Airport Light Industrial"

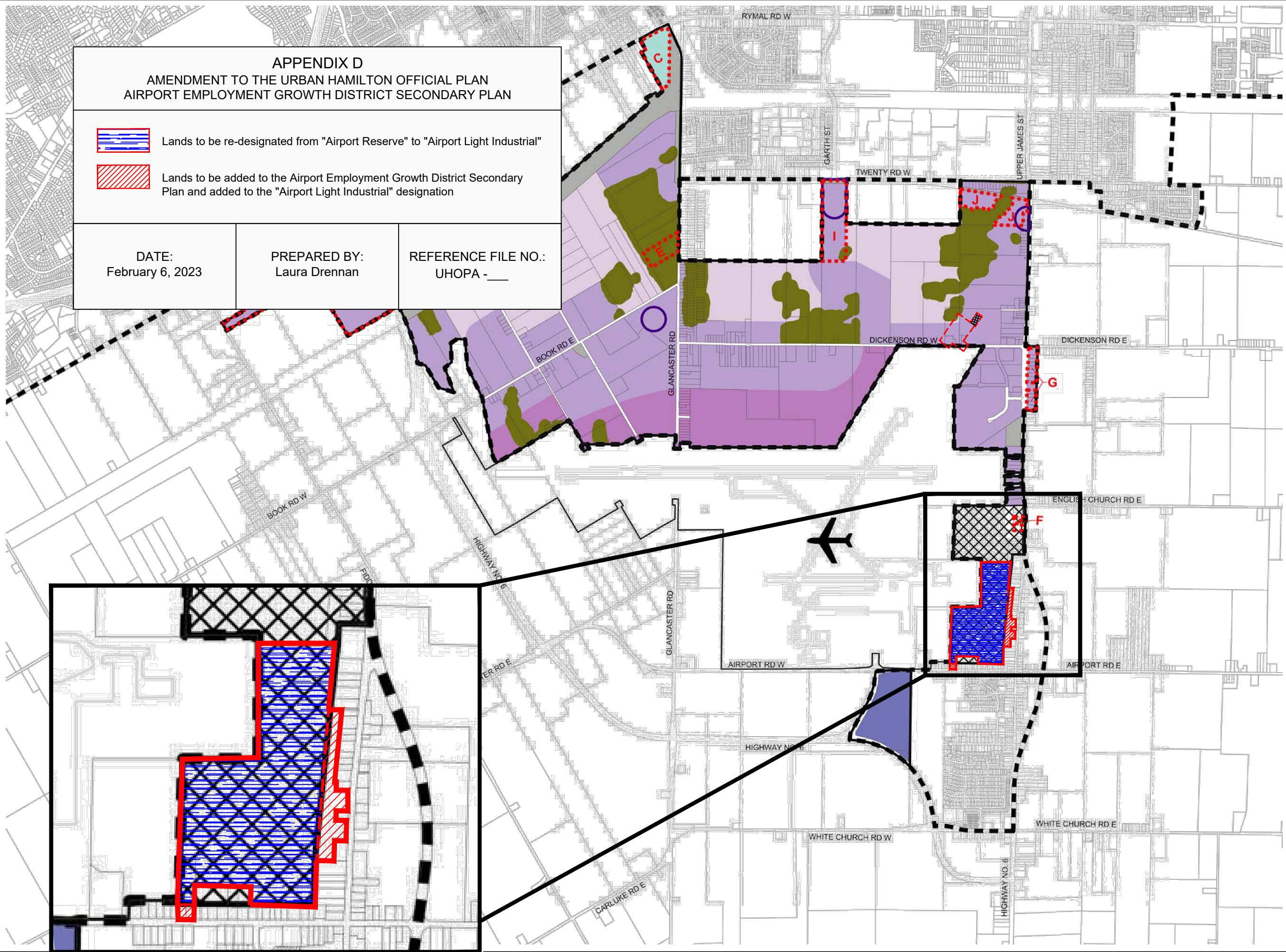


Lands to be added to the Airport Employment Growth District Secondary Plan and added to the "Airport Light Industrial" designation

DATE:
February 6, 2023

PREPARED BY:
Laura Drennan

REFERENCE FILE NO.:
UHOPA - ____



Legend

Land Use Designations

- Airport Light Industrial
- Airport Prestige Business
- Airport Related Business
- Airside Industrial
- Institutional
- Natural Open Space
- Airport Reserve
- Utilities

Other Features

- Area or Site Specific Policy
- Employment Supportive Centres
- John C. Munro Hamilton International Airport
- Urban Boundary
- Secondary Plan Boundary

Urban Hamilton Official Plan
Airport Employment
Growth District Secondary Plan
Land Use Plan
Map B.8-1



Not To Scale
Date: Sept. 20, 2018



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APPENDIX E
AMENDMENT TO THE URBAN HAMILTON OFFICIAL PLAN
AIRPORT EMPLOYMENT GROWTH DISTRICT SECONDARY PLAN

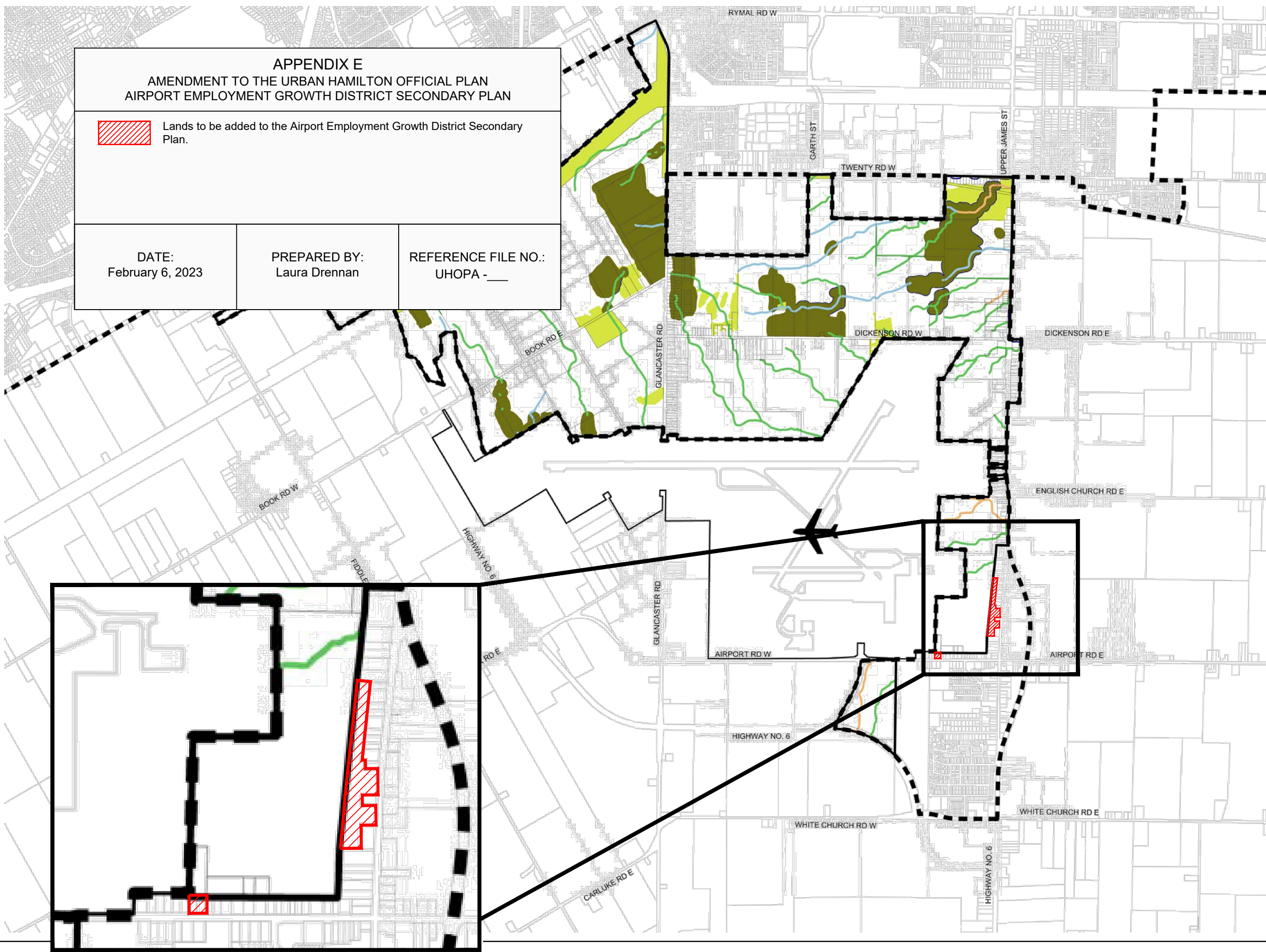


Lands to be added to the Airport Employment Growth District Secondary Plan.

DATE:
February 6, 2023

PREPARED BY:
Laura Drennan

REFERENCE FILE NO.:
UHOPA - ____



Legend

- Core Areas
- Linkages
- Hedgerow Features
- Unclassified Streams
- Seasonal Habitat
- Support/Indirect Fish Habitat
- John C. Munro Hamilton International Airport
- Urban Boundary
- Secondary Plan Boundary

* Conservation Authority Regulations include a 30m buffer on all watercourses.

Urban Hamilton Official Plan
Airport Employment
Growth District Secondary Plan
Natural Heritage System
Map B.8-2



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APPENDIX F
AMENDMENT TO THE URBAN HAMILTON OFFICIAL PLAN
AIRPORT EMPLOYMENT GROWTH DISTRICT SECONDARY PLAN

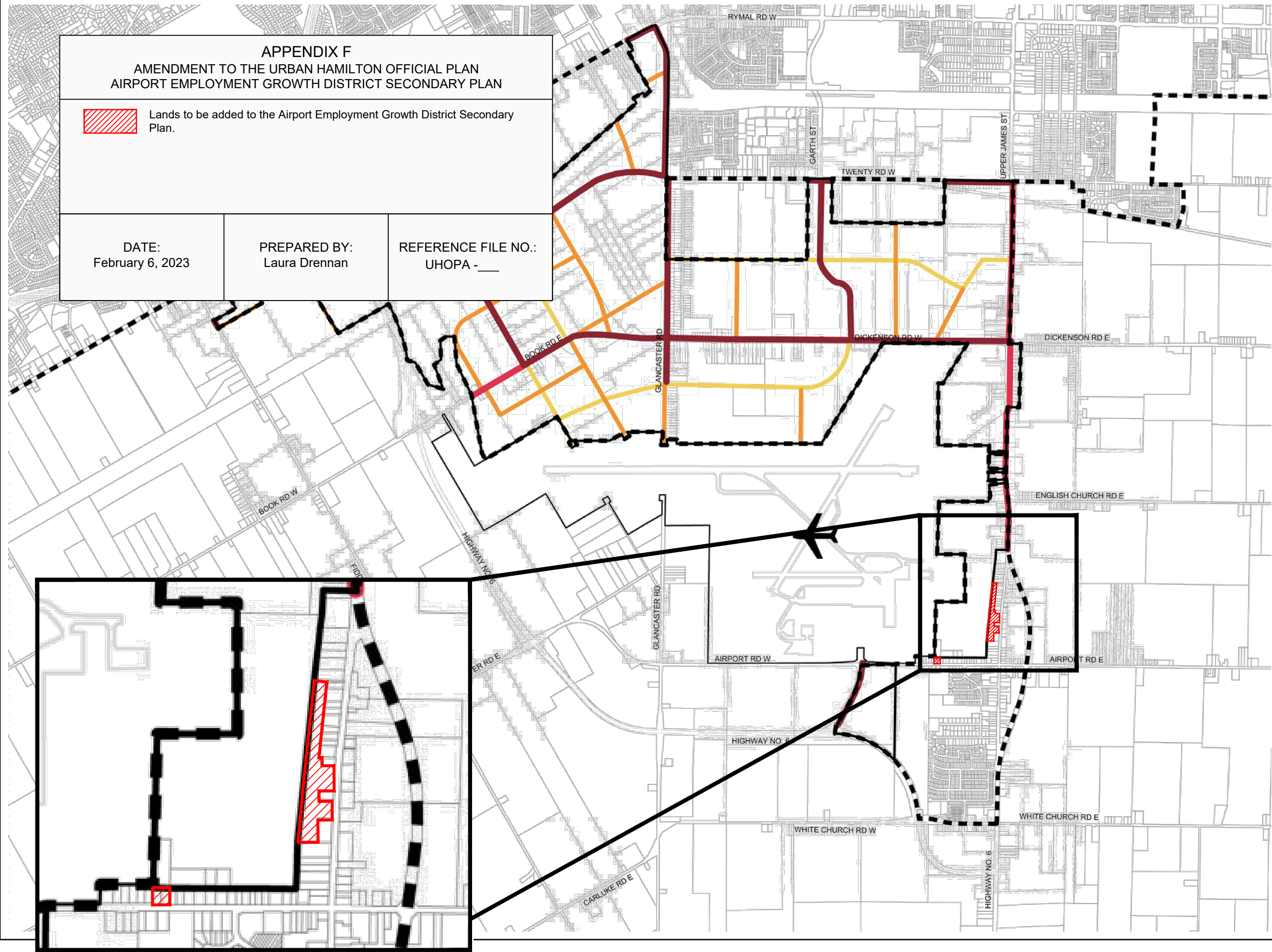


Lands to be added to the Airport Employment Growth District Secondary Plan.

DATE:
February 6, 2023

PREPARED BY:
Laura Drennan

REFERENCE FILE NO.:
UHOPA - ____



Legend

- Major Arterial Road - 44m or 44.5m
- Minor Arterial Road - 37m
- Major Collector Road - 33m
- Minor Collector Road - 26m
- John C. Munro Hamilton International Airport
- Urban Boundary
- Secondary Plan Boundary

Note: Designated walkways and sidewalks in all arterial and collector roads.

Urban Hamilton Official Plan
Airport Employment
Growth District Secondary Plan
Road Classification Map
Map B.8-3



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Date: April 10, 2015

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APPENDIX G
AMENDMENT TO THE URBAN HAMILTON OFFICIAL PLAN
AIRPORT EMPLOYMENT GROWTH DISTRICT SECONDARY PLAN

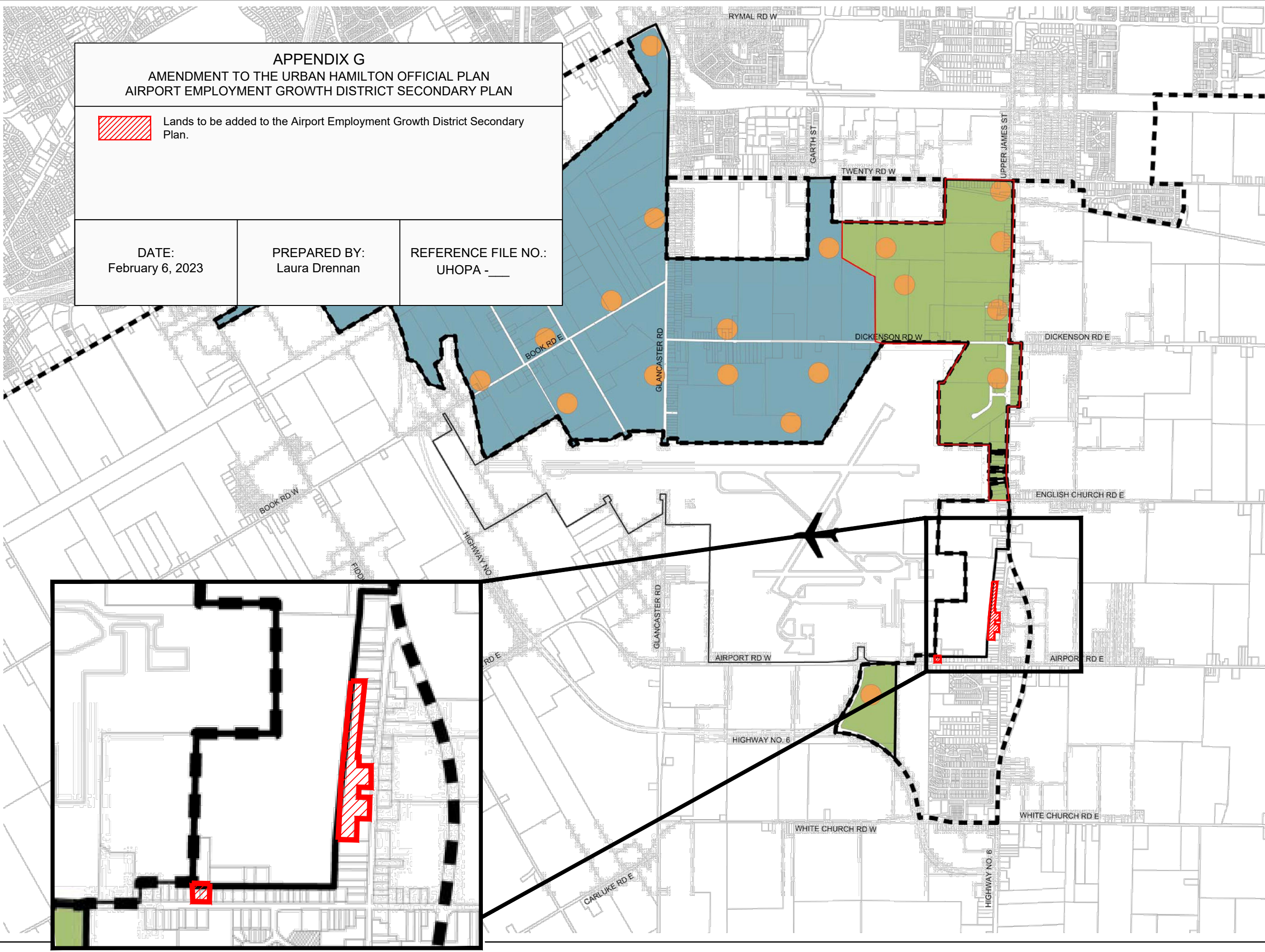


Lands to be added to the Airport Employment Growth District Secondary Plan.

DATE:
February 6, 2023

PREPARED BY:
Laura Drennan

REFERENCE FILE NO.:
UHOPA - ____



Legend

- Servicing Phase 1
- Servicing Phase 2
- Proposed Dry Pond Locations
- Analysis Required to Determine the Limit of Available Servicing
- John C. Munro Hamilton International Airport
- Urban Boundary
- Secondary Plan Boundary

Urban Hamilton Official Plan
Airport Employment
Growth District Secondary Plan
Phasing Plan
Map B.8-4

APPENDIX H
AMENDMENT TO THE URBAN HAMILTON OFFICIAL PLAN
AIRPORT EMPLOYMENT GROWTH DISTRICT SECONDARY PLAN

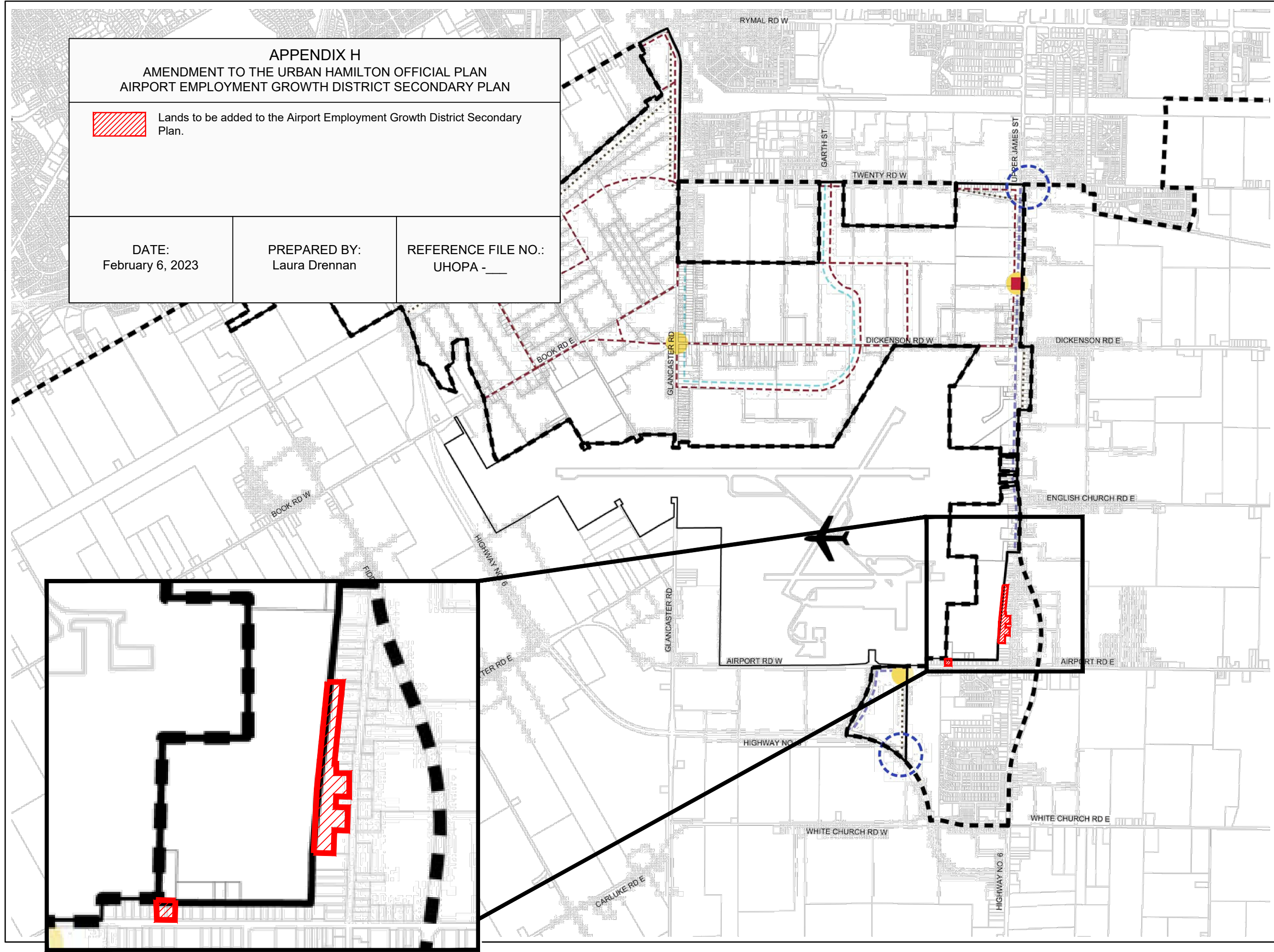


Lands to be added to the Airport Employment Growth District Secondary Plan.

DATE:
February 6, 2023

PREPARED BY:
Laura Drennan

REFERENCE FILE NO.:
UHOPA - ____



Legend

- Enhanced Transit Stops
- Proposed Car Pool Lot
- Potential Gateway Features
- Proposed Rapid Transit *
- Proposed Transit Route *
- Proposed Transit Route Extension *
- Proposed Multi-Use Trail
- John C. Munro Hamilton International Airport
- Urban Boundary
- Secondary Plan Boundary

* Pending Further Study

Urban Hamilton Official Plan
Airport Employment
Growth District Secondary Plan
Transit Routes and Trails Map
Appendix "A"



Not To Scale
Date: April 10, 2015



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