

DRAFT Urban Hamilton Official Plan Amendment No. __

The following text, together with Appendix “A” – Appendix “N” inclusive, attached hereto, constitutes Official Plan Amendment No. __ to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to implement an expansion of the City of Hamilton’s Urban Boundary and to establish site specific policy for the White Church Urban Expansion Area.

2.0 Location:

The lands affected by this Amendment are currently shown as “Agriculture”, “Rural” and “Open Space” on all Schedules of the Rural Hamilton Official Plan and are bounded by Airport Road East to the North, Miles Road to the East, White Church Road East to the South and Upper James Street to the West.

3.0 Basis:

The basis for permitting this Amendment is:

- The proposed Urban Boundary Expansion Area, consistent with the Provincial Planning Statement, and in conformity with the City’s Draft Framework for Processing and Evaluating Urban Boundary Expansion Applications reflects the results of a complete and comprehensive assessment of the implications of the proposal against municipal land use priorities;
- The proposed Urban Boundary Expansion Area supports an appropriate range and mix of land uses to accommodate the City’s projected population growth and allow for the creation of a complete community; and,
- The proposed Urban Boundary Expansion Area is compatible with the planned and existing development in the immediate area.

4.0 Actual Changes:

4.1 Map

4.1.1 That Volume 3 – Map 2 – Urban Site Specific Policies Key Map is modified to identify the subject property as UHN-__, as shown on Appendix A.

4.1.2 That Volume 1: Schedule A – Provincial Plans of the UHOP is modified to include the subject property in the Urban Boundary as Illustrated in Appendix B.

4.1.3 That Volume 1: Schedule B – Natural Heritage System of the UHOP is modified to include the subject property in the Urban Boundary as Illustrated in Appendix C.

4.1.4 That Volume 1: Schedule B-1 – Detailed NH Features Life Science ANSI of the UHOP is modified to include the subject property in the Urban Boundary as Illustrated in Appendix D.

- 4.1.5 That Volume 1: Schedule B-2 – Detailed NH Features Significant Woodlands of the UHOP is modified to include the subject property in the Urban Boundary as Illustrated in Appendix E.
- 4.1.6 That Volume 1: Schedule B-4 – Detailed NH Features Wetlands of the UHOP is modified to include the subject property in the Urban Boundary as Illustrated in Appendix F.
- 4.1.7 That Volume 1: Schedule B-5 – Detailed NH Features Lakes and Littoral Zones of the UHOP is modified to include the subject property in the Urban Boundary as Illustrated in Appendix G.
- 4.1.8 That Volume 1: Schedule B-6 – Detailed NH Features Environmentally Significant Areas of the UHOP is modified to include the subject property in the Urban Boundary as Illustrated in Appendix H.
- 4.1.9 That Volume 1: Schedule B-7 – Detailed NH Features Local Natural Area Earth Science ANSI of the UHOP is modified to include the subject property in the Urban Boundary as Illustrated in Appendix I.
- 4.1.10 That Volume 1: Schedule B-8 – Detailed NH Features Streams of the UHOP is modified to include the subject property in the Urban Boundary as Illustrated in Appendix J.
- 4.1.11 That Volume 1: Schedule C – Functional Road Classification of the UHOP is modified to include the subject property in the Urban Boundary as Illustrated in Appendix K.
- 4.1.12 That Volume 1: Schedule G – Local Housing Market Zones of the UHOP is modified to include the subject property in the Urban Boundary as Illustrated in Appendix L.
- 4.1.13 That Volume 1: Schedule E – Urban Structure of the UHOP is amended to include the subject property as illustrated in Appendix M.
- 4.1.14 That Volume 1: Schedule E-1 – Urban Land Use of the UHOP is amended to include the subject property as illustrated in Appendix N.

4.2 Text

- 4.2.1 That Volume 3, Chapter C, Urban Systems and Designations is amended by adding a new Site Specific Policy – UHN-___ to read as follows:

1.0 White Church Urban Expansion Area

The White Church Urban Expansion Area establishes a new settlement area for the City of Hamilton whose land uses and development standards to guide the development and/or redevelopment of lands in the Urban Expansion Area will be established through a Secondary Plan. Appendices A – N of this Amendment constitute the White Church Urban Boundary Expansion.

1.1 Vision

1.1.1 White Church will be integrated with Mount Hope and the related Airport employment lands to create a complete community which protects a linked natural heritage system and is sustainable. The community will be designed to efficiently use land, resources and infrastructure and accommodate a range and mix of land use including a full range of housing options, related public service facilities, including parks and open space and provision for a multi-modal transportation system.

1.2 Secondary Planning

1.2.1 In addition to Policies F.1.2.1 to F.1.2.6 and Section A.2.4 – Growth Management - Hamilton, secondary planning shall be completed for lands designated as “Urban Expansion Area” on all Schedules to this Plan. An application for plan of subdivision, zoning by-law amendment, or site plan control shall not be approved for lands within an Urban Expansion Area until a secondary plan is in effect.

1.2.2 Notwithstanding Volume 1, Chapter F, Policy 1.2.9(h), Secondary planning for new neighbourhoods within the White Church Urban Expansion Area shall support the exploration of all opportunities to provide roads, parks, community facilities and other infrastructure through both public or private tenure.

5.0 Implementation:


The policy framework established by this amendment and an implementing Official Plan Amendment to establish a Secondary Plan for the White Church Urban Expansion Area will give effect to this Amendment.

This Official Plan Amendment is Schedule “1” to By-Law No. _____, passed on the ____ day of _____, 2025.

A. Horwath
Mayor

A. Holland
Clerk

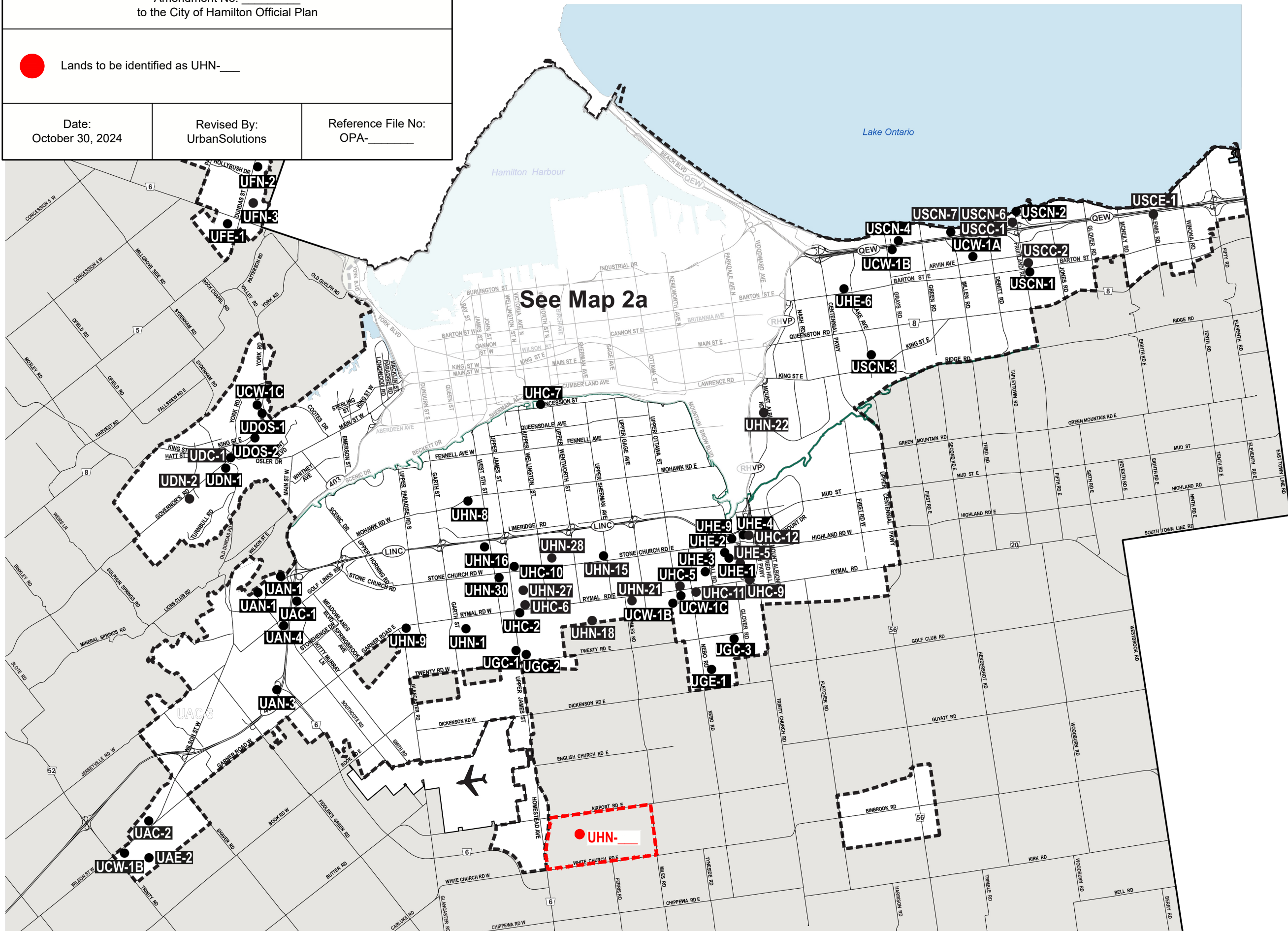
Appendix A
Amendment No. _____
to the City of Hamilton Official Plan

 Lands to be identified as UHN-_____

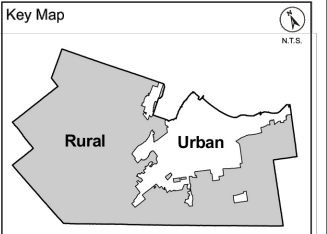
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October 30, 2024

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





Reference File No.:
OPA-_____



See Map 2a



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


- 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

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

**Urban Hamilton Official Plan
Volume 3: Map 2
Urban Site Specific Key Map**



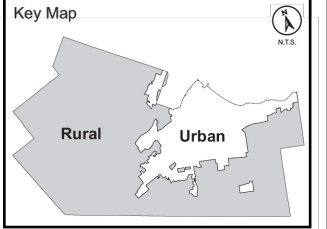
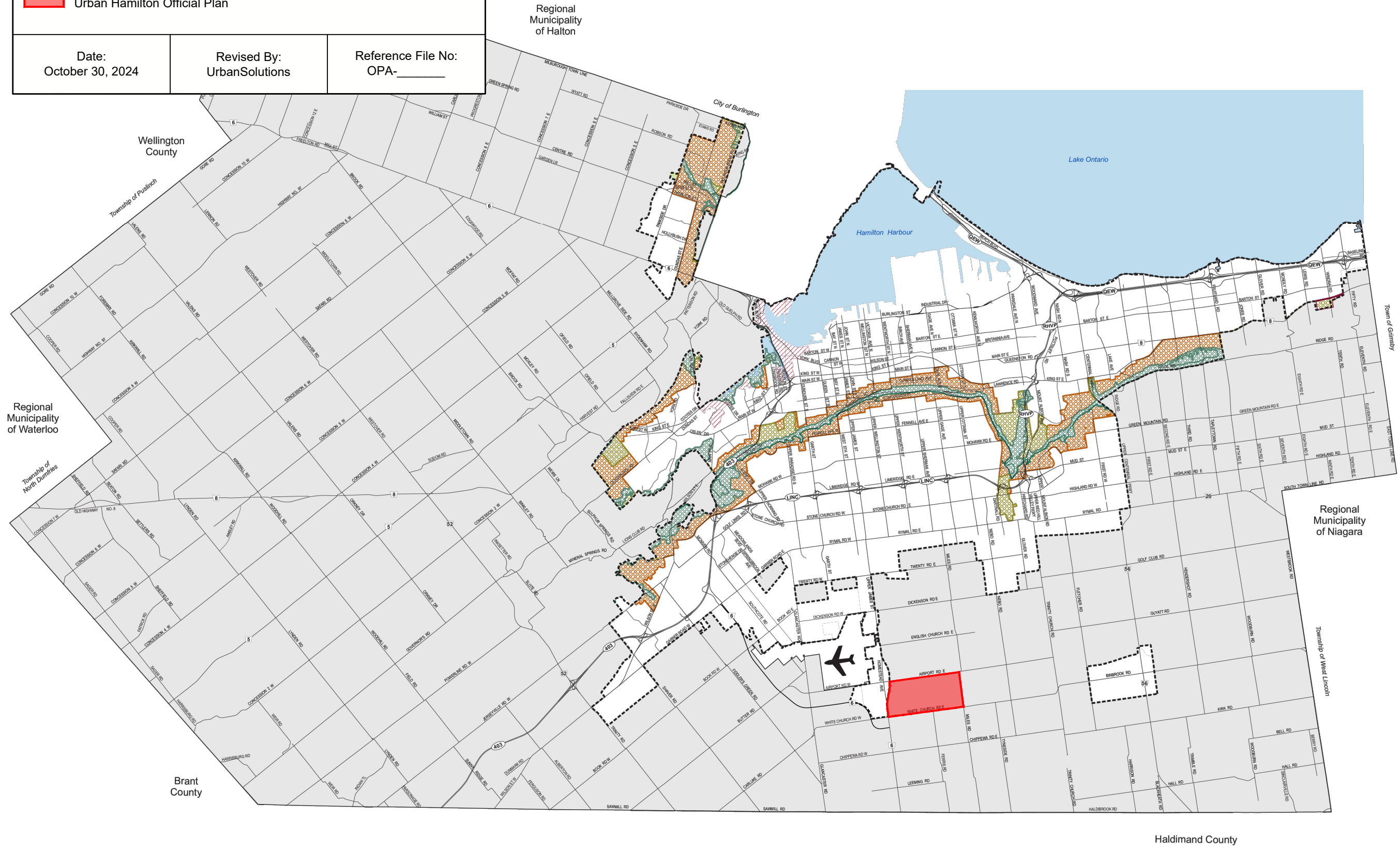
Appendix B
Amendment No. _____
to the City of Hamilton Official Plan

 Lands to be added to Schedule A of the Urban Hamilton Official Plan












Date:
October 30, 2024

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Reference File No:
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Note: For Rural Provincial Plans Designations, refer to Schedule A of the Rural Hamilton Official Plan.

- Legend**
-  Parkway Belt West Plan Area
 - Niagara Escarpment Plan Designations**
 -  Natural Area
 -  Protection Area
 -  Urban Area
 -  Protected Countryside
 -  Minor Urban Centres
 - Other Features**
 -  Rural Area
 -  John C. Munro Hamilton International Airport
 -  Niagara Escarpment
 -  Urban Boundary
 -  Municipal Boundary
- * Note: Refer to the appropriate Provincial Plan for detailed mapping*

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

**Urban Hamilton Official Plan
Schedule A
Provincial Plans**

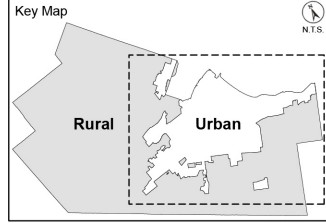
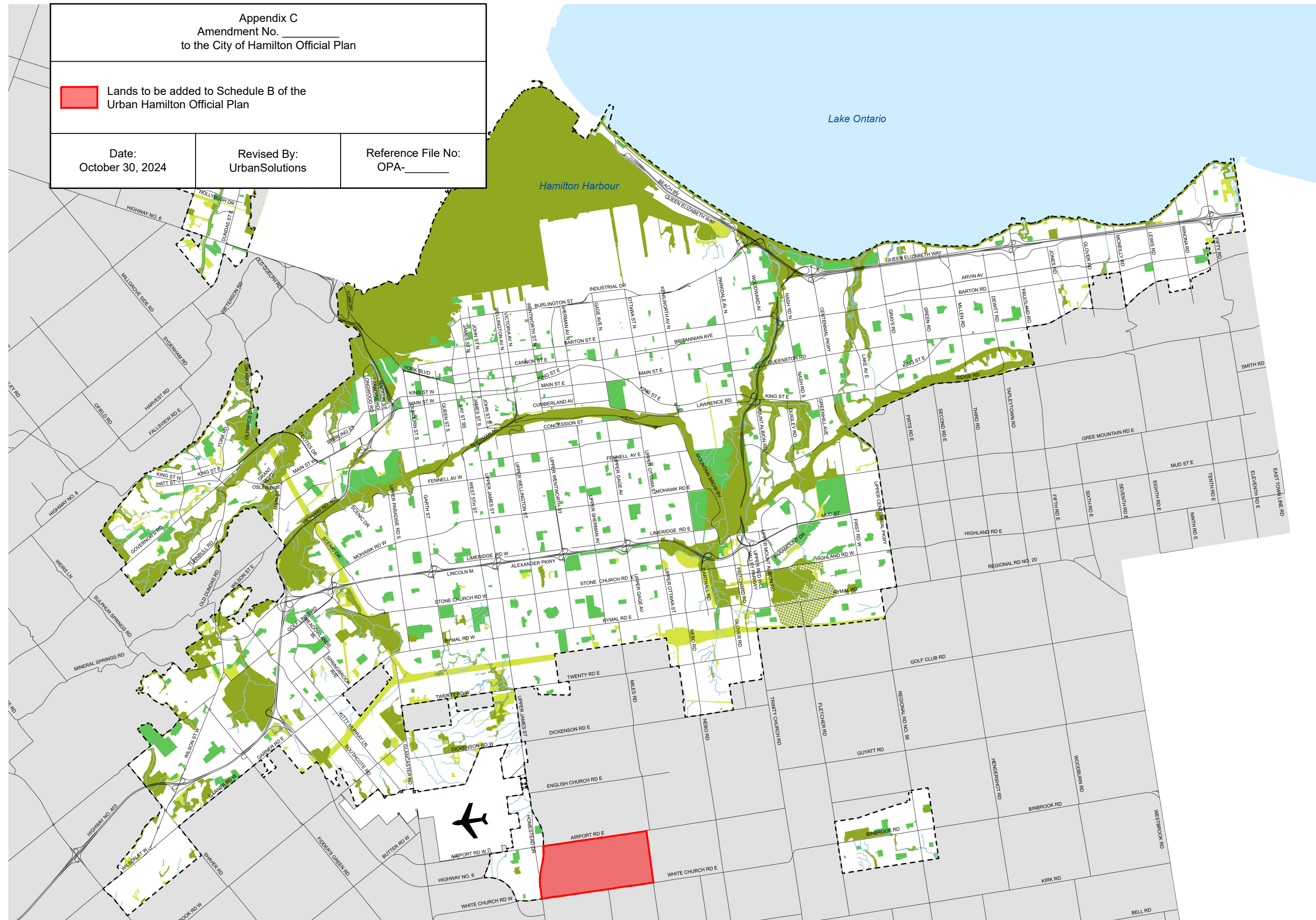
Appendix C
Amendment No. _____
to the City of Hamilton Official Plan

 Lands to be added to Schedule B of the Urban Hamilton Official Plan











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Reference File No:
OPA- _____



Note: For Rural Detailed Natural Heritage Features refer to Schedule B of the Rural Hamilton Official Plan.


- Legend**
-  Core Areas
 -  Area Specific Policy USC-1 and USC-2 in Volume 3
 -  Linkages
 -  Parks & General Open Space (Excluding Parkettes)
 -  Key Hydrologic Feature Streams
- Other Features**
-  Rural Area
 -  John C. Munro Hamilton International Airport
 -  Niagara Escarpment
 -  Urban Boundary
 -  Municipal Boundary

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

**Urban Hamilton Official Plan
Schedule B
Natural Heritage System**



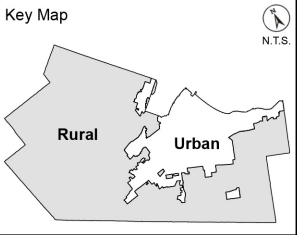
Appendix D
Amendment No. _____
to the City of Hamilton Official Plan

 Lands to be added to Schedule B-1 of the Urban Hamilton Official Plan

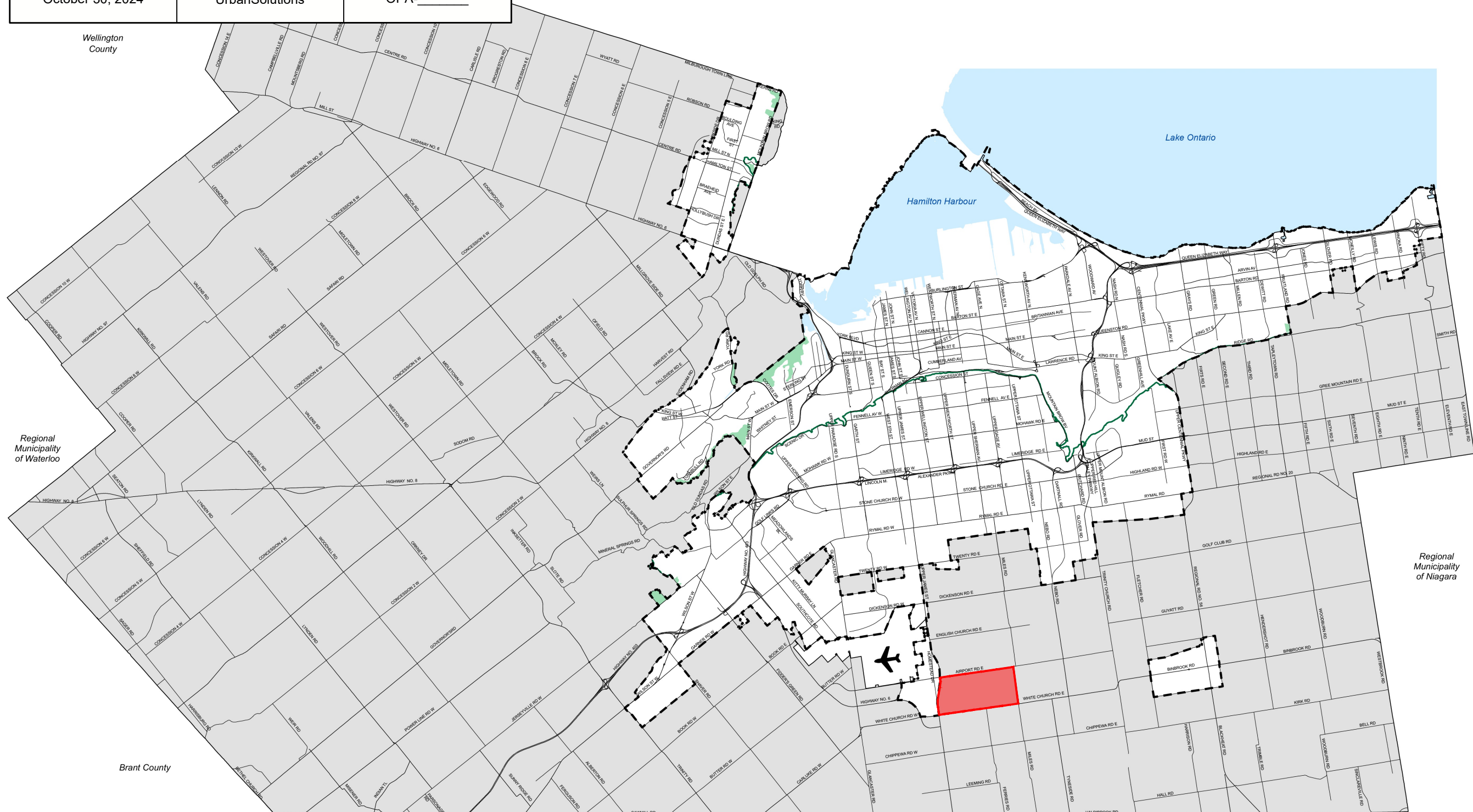
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




Reference File No.:
OPA-_____



Note: For Rural Detailed Natural Heritage Features refer to Schedule B-1 of the Rural Hamilton Official Plan.



Legend
 Key Natural Heritage Feature Life Science ANSI

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

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

Urban Hamilton Official Plan
Schedule B-1
Detailed Natural Heritage Features
Key Natural Heritage Feature
Life Science ANSI




Date: Dec. 6, 2023

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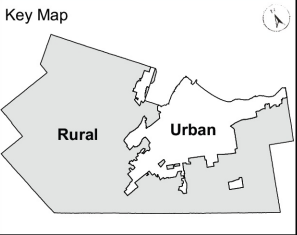
Appendix E
Amendment No. _____
to the City of Hamilton Official Plan

 Lands to be added to Schedule B-2 of the Urban Hamilton Official Plan

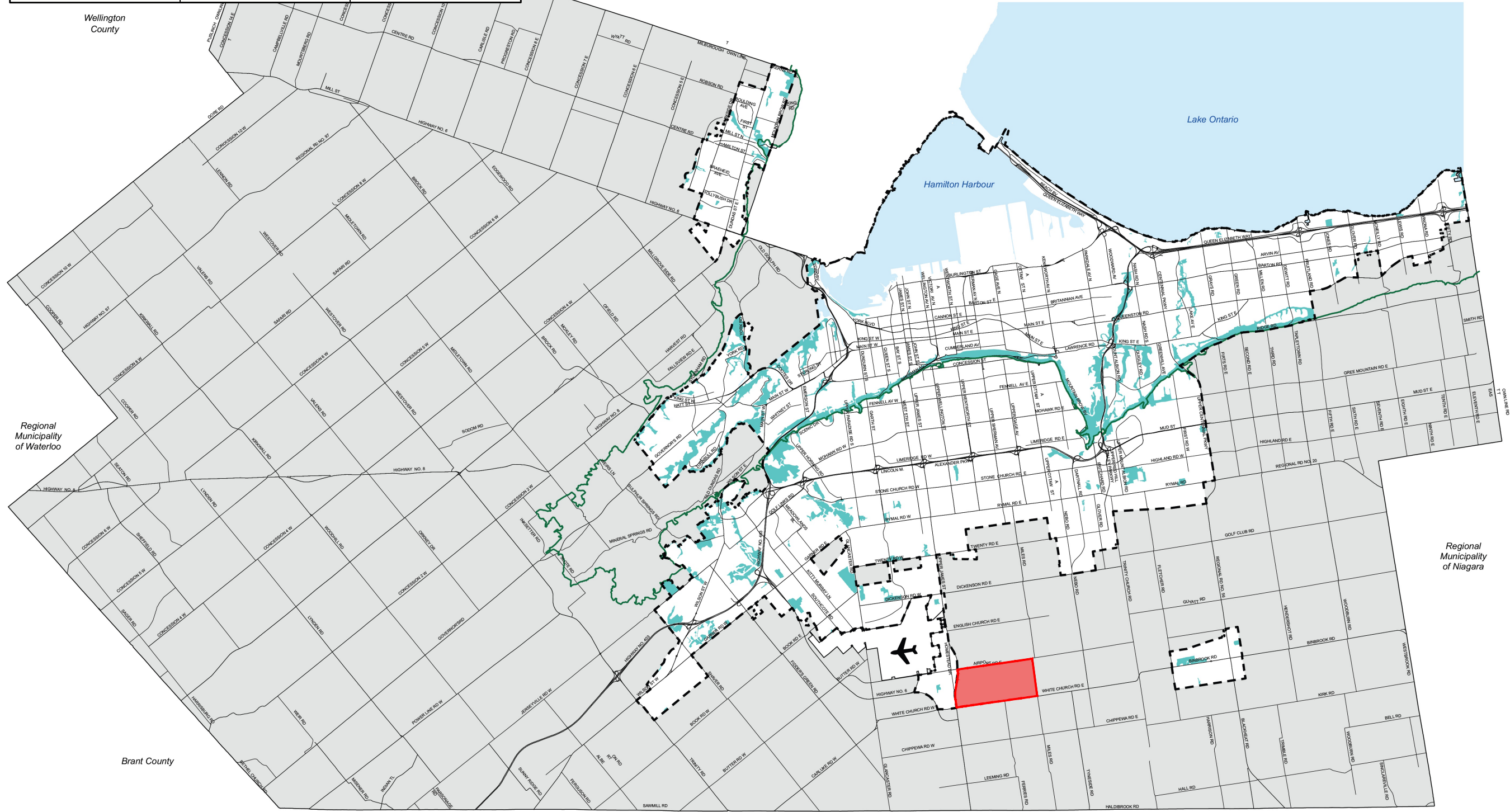
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October 30, 2024







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Note: For Rural Detailed Natural Heritage Features refer to Schedule B-2 of the Rural Hamilton Official Plan.




- Legend**
-  Key Natural Heritage Feature Significant Woodlands
 -  Rural Area
 -  John C. Munro Hamilton International Airport
 -  Niagara Escarpment
 -  Urban Boundary
 -  Municipal Boundary

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

Urban Hamilton Official Plan
Schedule B-2
Detailed Natural Heritage Features
Key Natural Heritage Feature
Significant Woodlands



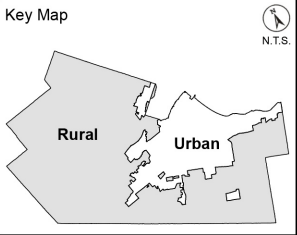
Appendix F
Amendment No. _____
to the City of Hamilton Official Plan

 Lands to be added to Schedule B-4 of the Urban Hamilton Official Plan

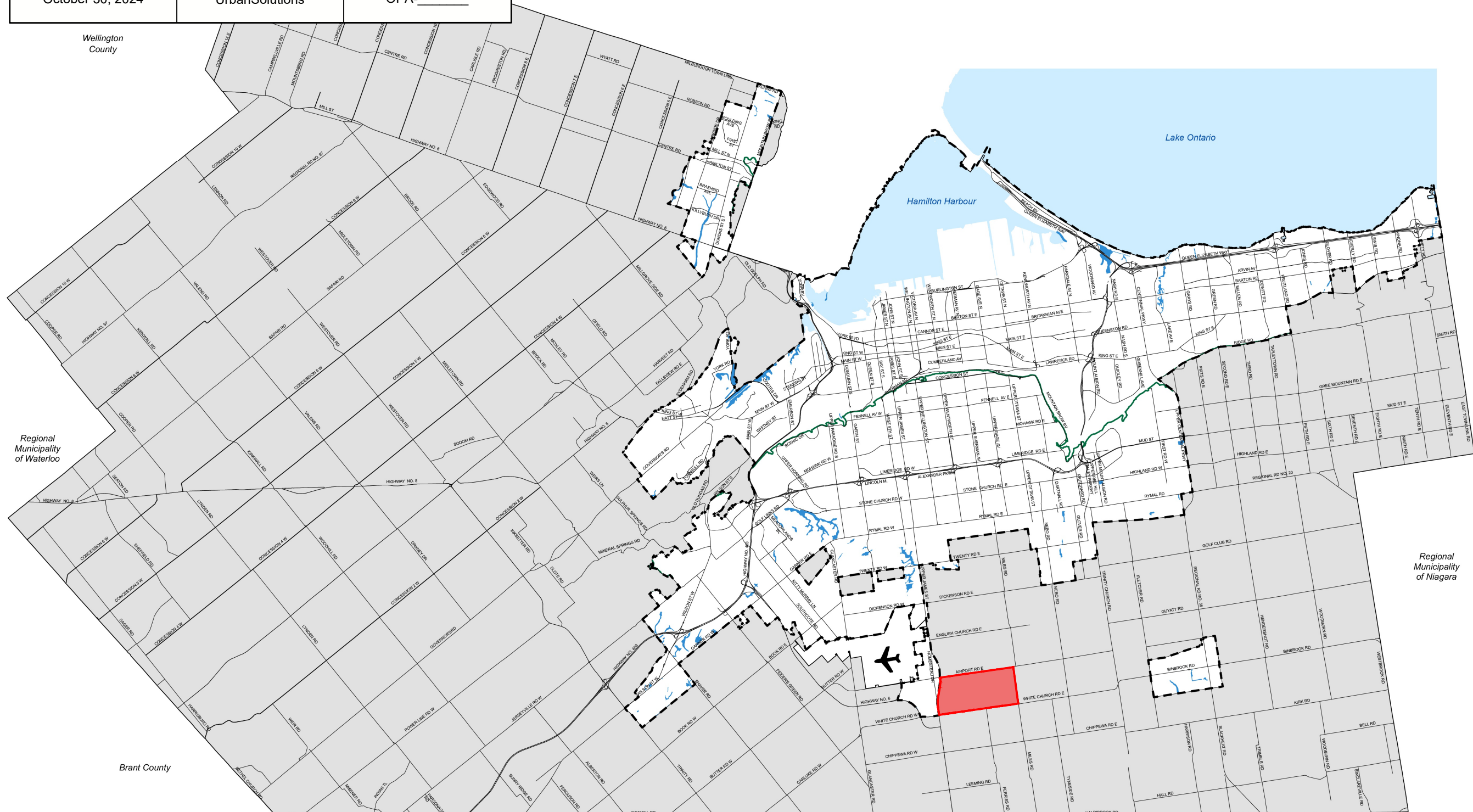
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October 30, 2024







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Note: For Rural Detailed Natural Heritage Features refer to Schedule B-4 of the Rural Hamilton Official Plan.



- Legend**
-  Key Natural Heritage and Key Hydrologic Feature Wetlands
 - Other Features**
 -  Rural Area
 -  John C. Munro Hamilton International Airport
 -  Niagara Escarpment
 -  Urban Boundary
 -  Municipal Boundary

Council Adopted: July 9, 2009
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Effective Date: August 16, 2013

Urban Hamilton Official Plan
Schedule B-4
Detailed Natural Heritage Features
Key Natural Heritage and Key Hydrologic Feature Wetlands




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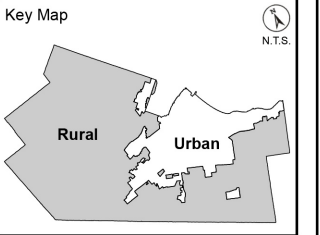
Appendix G
Amendment No. _____
to the City of Hamilton Official Plan

 Lands to be added to Schedule B-5 of the Urban Hamilton Official Plan

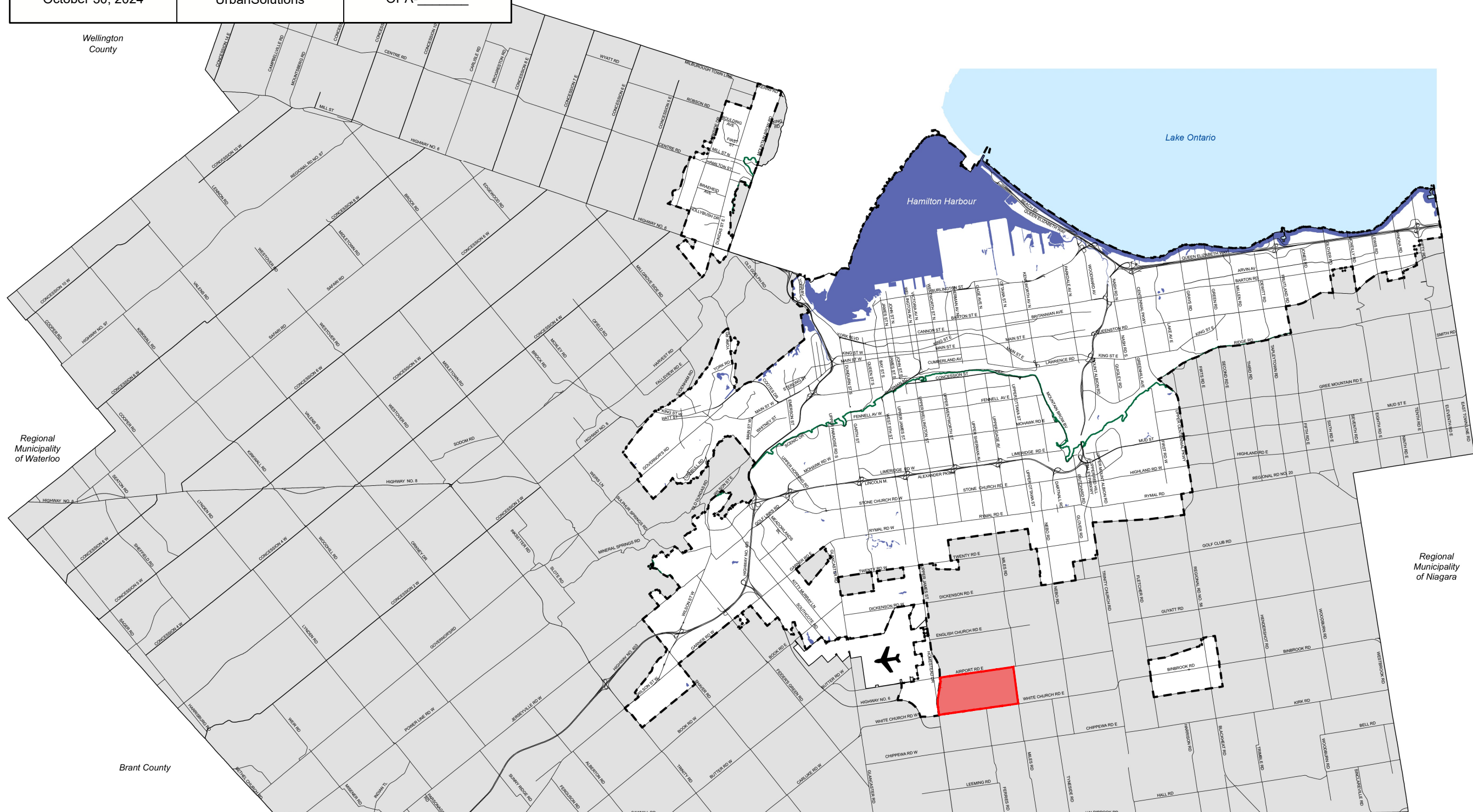
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October 30, 2024








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Note: For Rural Detailed Natural Heritage Features refer to Schedule B-5 of the Rural Hamilton Official Plan.



- Legend**
-  Key Hydrologic Feature
Lakes and Littoral Zones
 - Other Features**
 -  Lakes
 -  Rural Area
 -  John C. Munro Hamilton International Airport
 -  Niagara Escarpment
 -  Urban Boundary
 -  Municipal Boundary

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

Urban Hamilton Official Plan
Schedule B-5
Detailed Natural Heritage Features
Key Hydrologic Feature
Lakes and Littoral Zones




Date: Dec. 6, 2023

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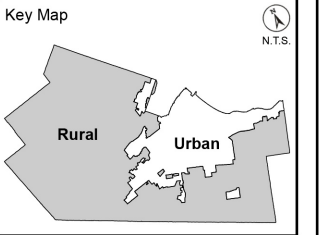
Appendix H
Amendment No. _____
to the City of Hamilton Official Plan

 Lands to be added to Schedule B-6 of the Urban Hamilton Official Plan

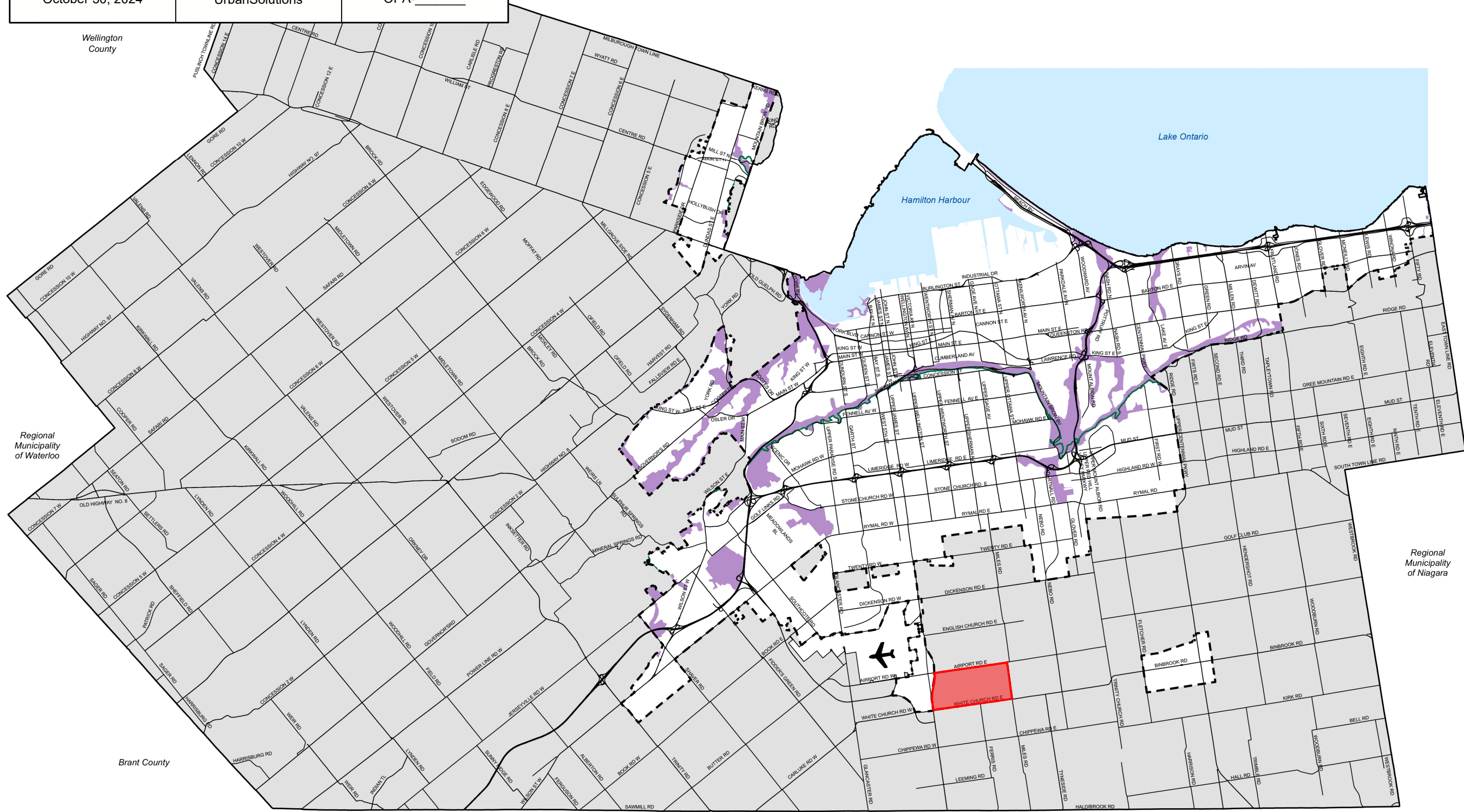
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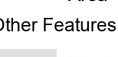

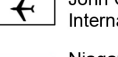
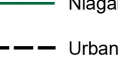
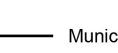
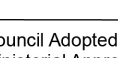
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Note: For Rural Detailed Natural Heritage Features refer to Schedule B-6 of the Rural Hamilton Official Plan.




- Legend**
-  Local Natural Area
 -  Environmentally Significant Area
 - Other Features**
 -  Rural Area
 -  John C. Munro Hamilton International Airport
 -  Niagara Escarpment
 -  Urban Boundary
 -  Municipal Boundary

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

Urban Hamilton Official Plan
Schedule B-6
Detailed Natural Heritage Features
Local Natural Area
Environmentally Significant Areas



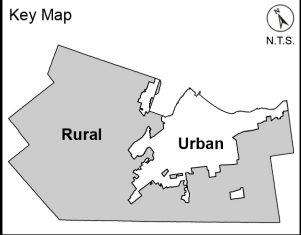
Appendix I
Amendment No. _____
to the City of Hamilton Official Plan

 Lands to be added to Schedule B-7 of the Urban Hamilton Official Plan

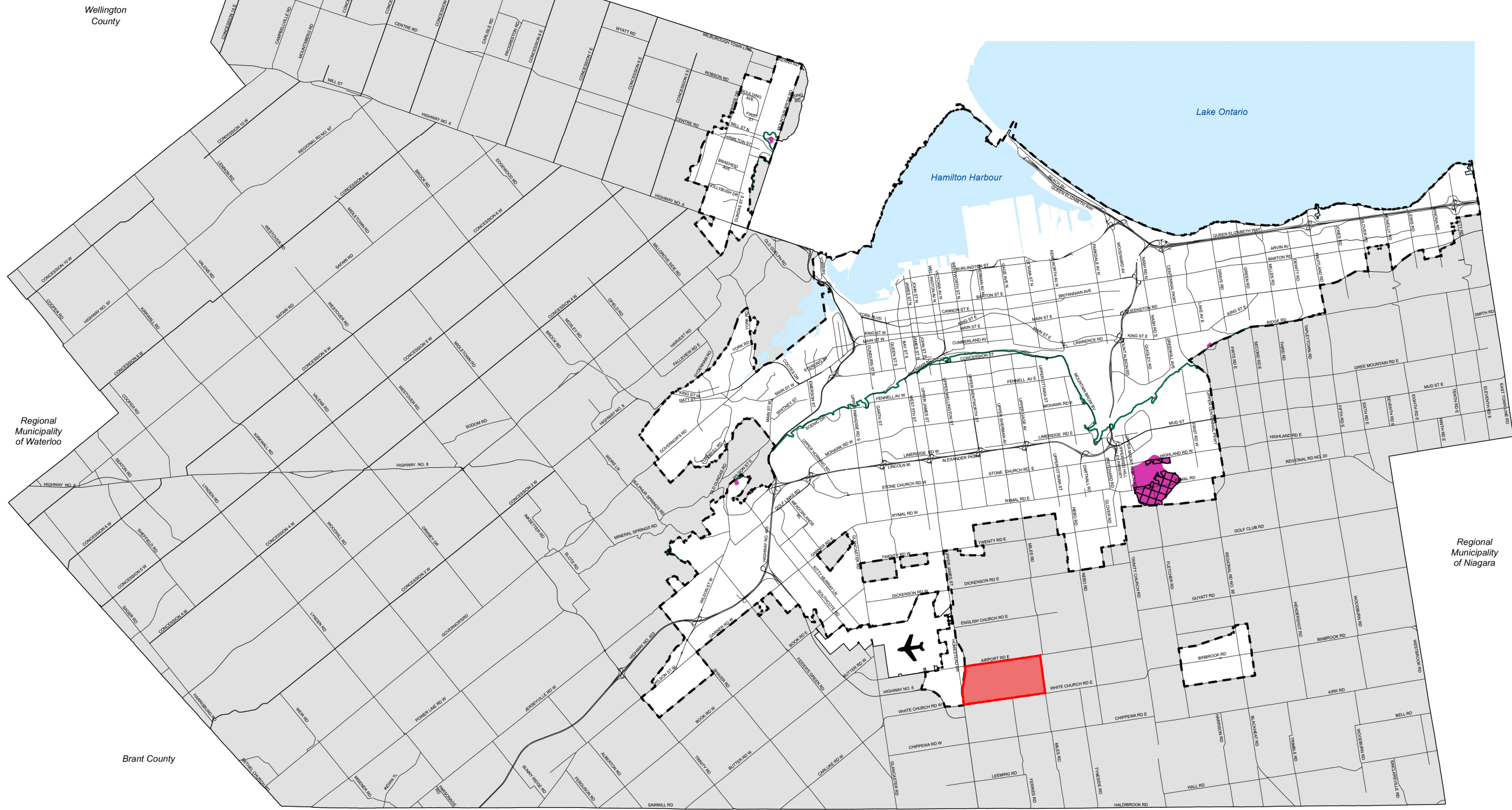
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




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Note: For Rural Detailed Natural Heritage Features refer to Schedule B-7 of the Rural Hamilton Official Plan.




- Legend**
-  Local Natural Area Earth Science ANSI
 -  Area Specific Policy - USC-1 and USC-2 in Volume 3
 - Other Features**
 -  Rural Area
 -  John C. Munro Hamilton International Airport
 -  Niagara Escarpment
 -  Urban Boundary
 -  Municipal Boundary

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

Urban Hamilton Official Plan
Schedule B-7
Detailed Natural Heritage Features
Local Natural Area
Earth Science ANSI



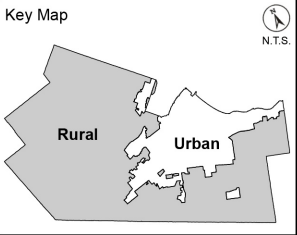
Appendix J
Amendment No. _____
to the City of Hamilton Official Plan

 Lands to be added to Schedule B-8 of the Urban Hamilton Official Plan

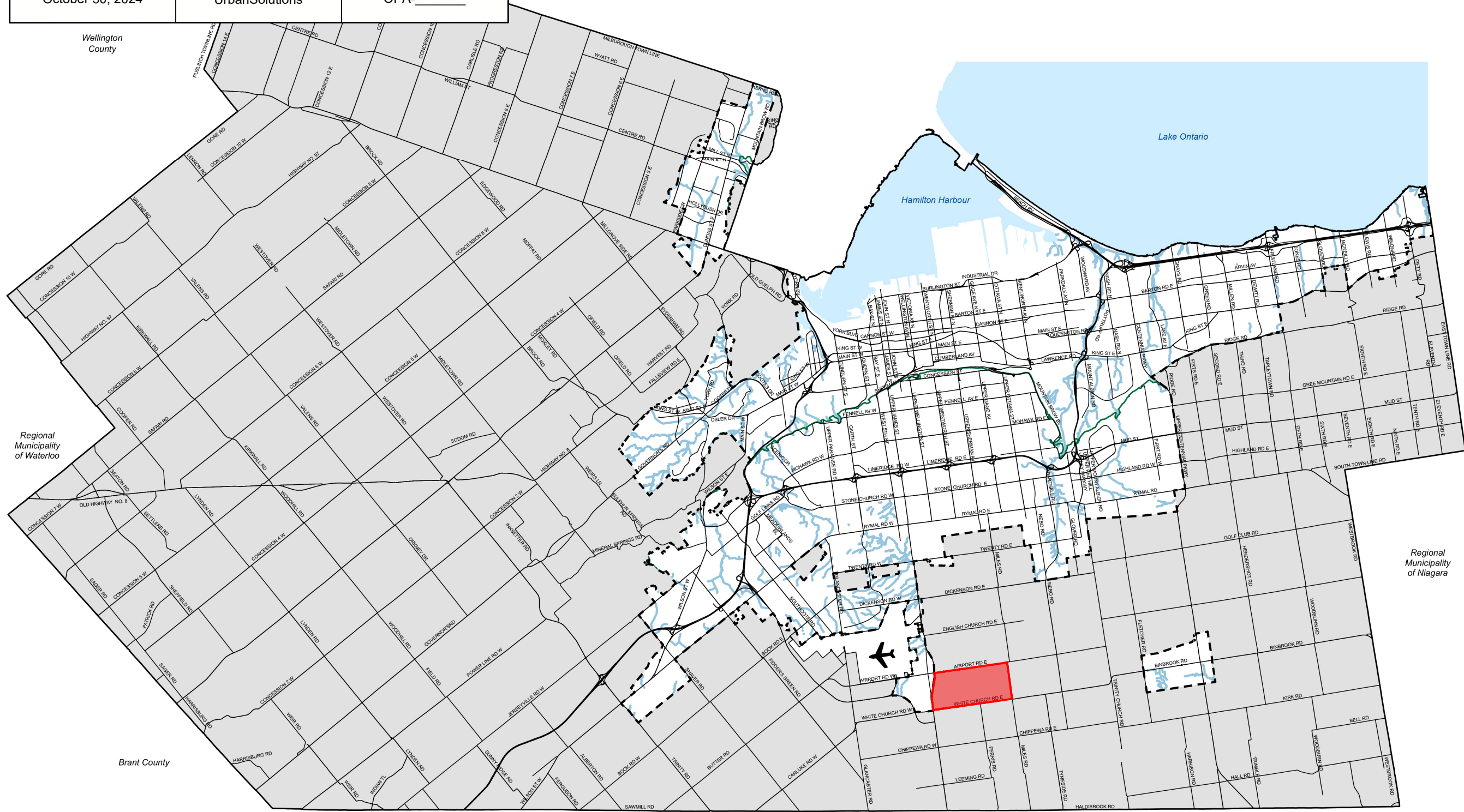
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



Reference File No.:
OPA-_____



Note: For Rural Detailed Natural Heritage Features refer to Schedule B-8 of the Rural Hamilton Official Plan.



Legend

-  Key Hydrologic Feature Streams
- Other Features**
-  Rural Area
-  John C. Munro Hamilton International Airport
-  Niagara Escarpment
-  Urban Boundary
-  Municipal Boundary

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

**Urban Hamilton Official Plan
Schedule B-8
Detailed Natural Heritage Features
Key Hydrologic Feature
Streams**



Date: Dec. 6, 2023

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County

Regional
Municipality
of Halton


Regional
Municipality
of Waterloo

Regional
Municipality
of Niagara

Brant County

Haldimand
County

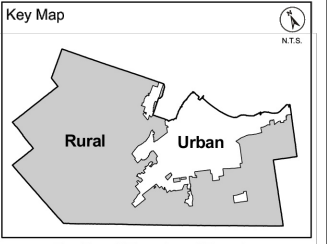
Appendix K
Amendment No. _____
to the City of Hamilton Official Plan

 Lands to be added to Schedule C of the Urban Hamilton Official Plan

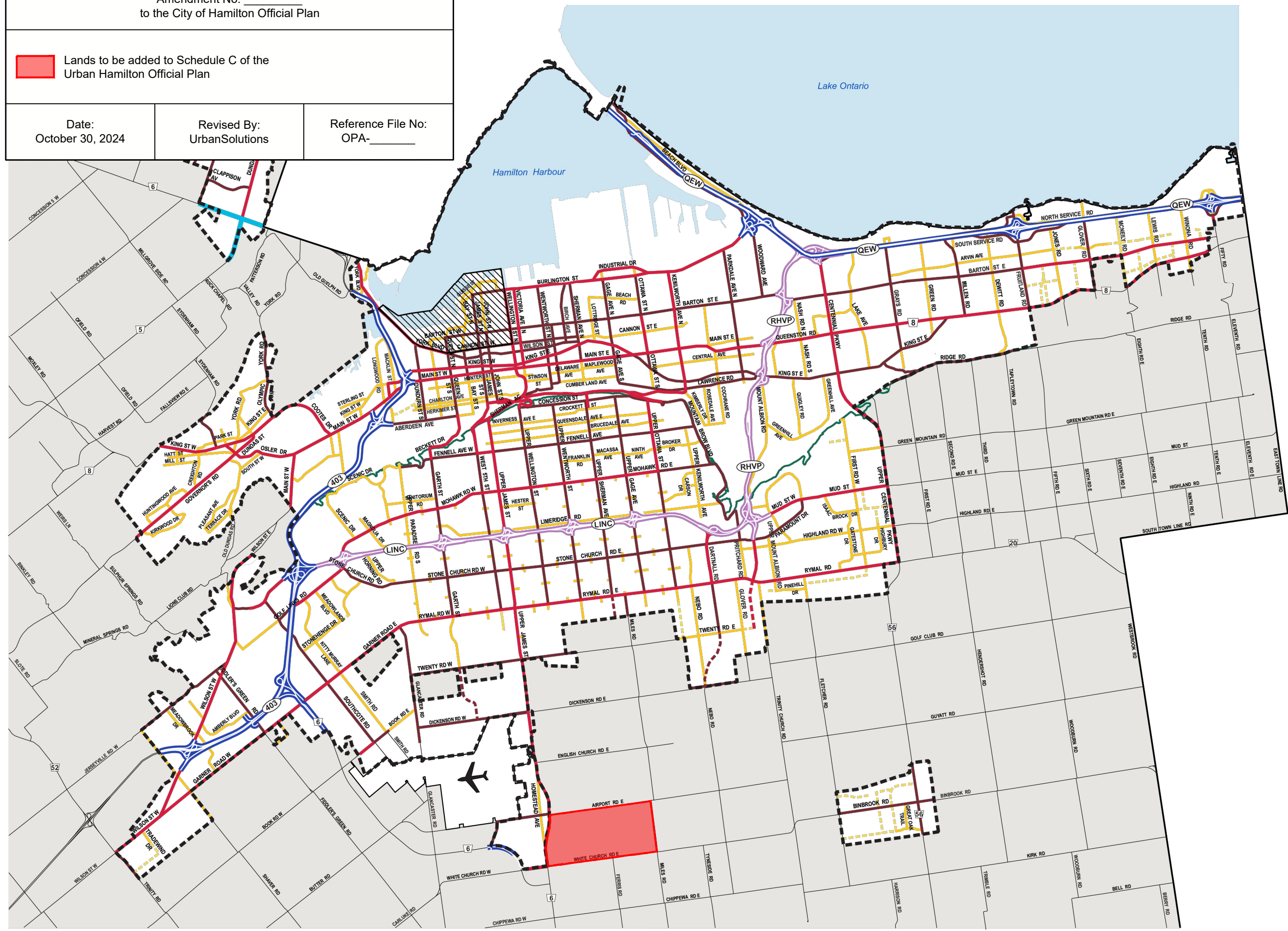
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Reference File No:
OPA-_____









Note: For Rural Functional Road Classification, refer to Schedule C-1 (future amendment).



- Legend**
-  Major Arterial
 -  Minor Arterial
 -  Collector
 -  Provincial Highway (Controlled Access)
 -  Provincial Highway
 -  Parkway

- Proposed Roads**
-  Major Arterial
 -  Minor Arterial
 -  Collector


- 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 C
Functional Road Classification**



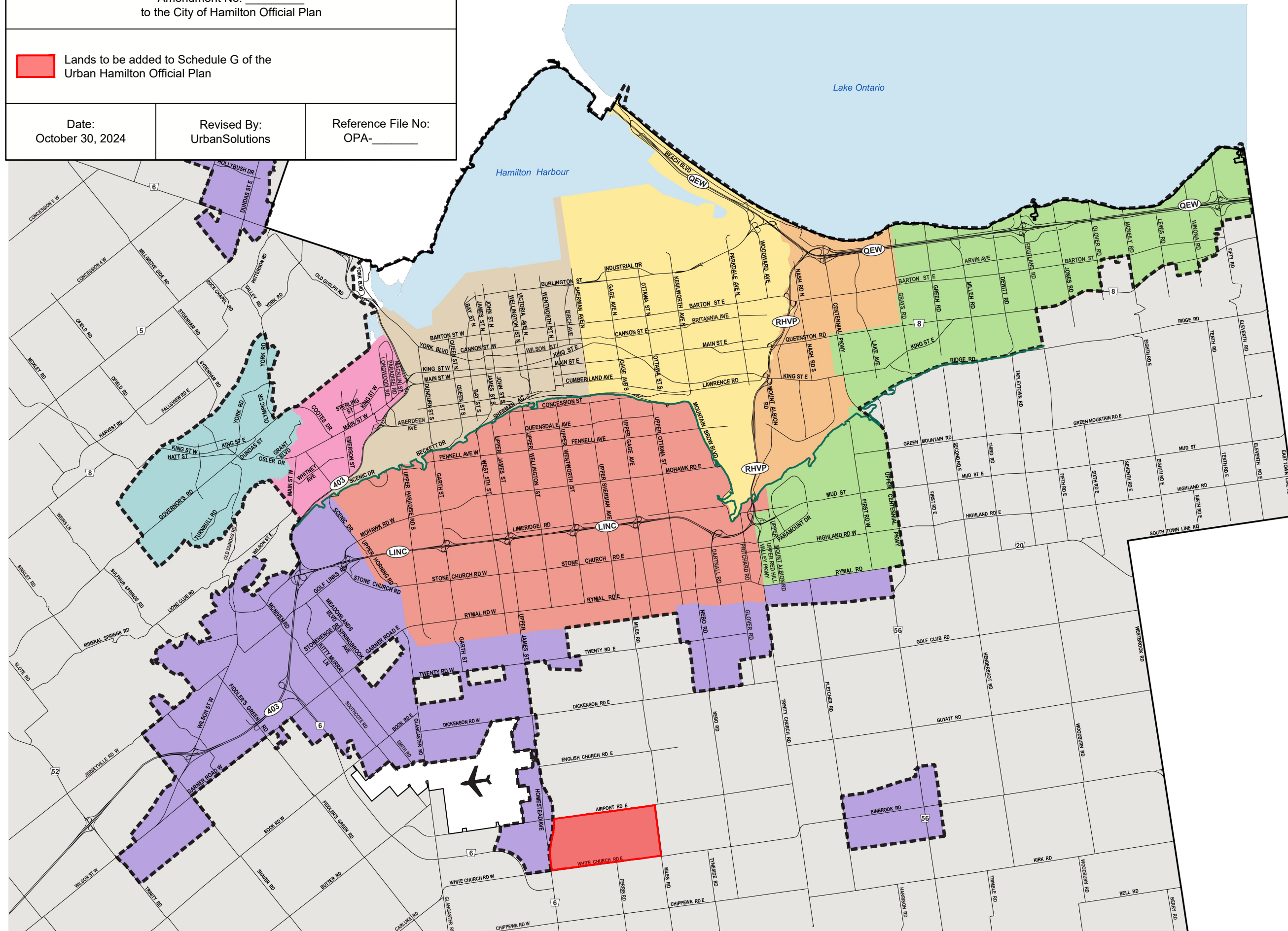
Appendix L
Amendment No. _____
to the City of Hamilton Official Plan

 Lands to be added to Schedule G of the Urban Hamilton Official Plan









Date:
October 30, 2024

Revised By:
UrbanSolutions






Reference File No:
OPA-_____



Legend

-  Central Hamilton
-  Central East Hamilton
-  East Hamilton
-  West Hamilton
-  Hamilton Mountain
-  Stoney Creek
-  Dundas
-  Ancaster, Glanbrook & Flamborough

Other Features


-  Rural Area
 -  John C. Munro Hamilton International Airport
 -  Niagara Escarpment
 -  Urban Boundary
 -  Municipal Boundary
- Note: Applies to Residential uses only*

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

**Urban Hamilton Official Plan
Schedule G
Local Housing Market Zones**



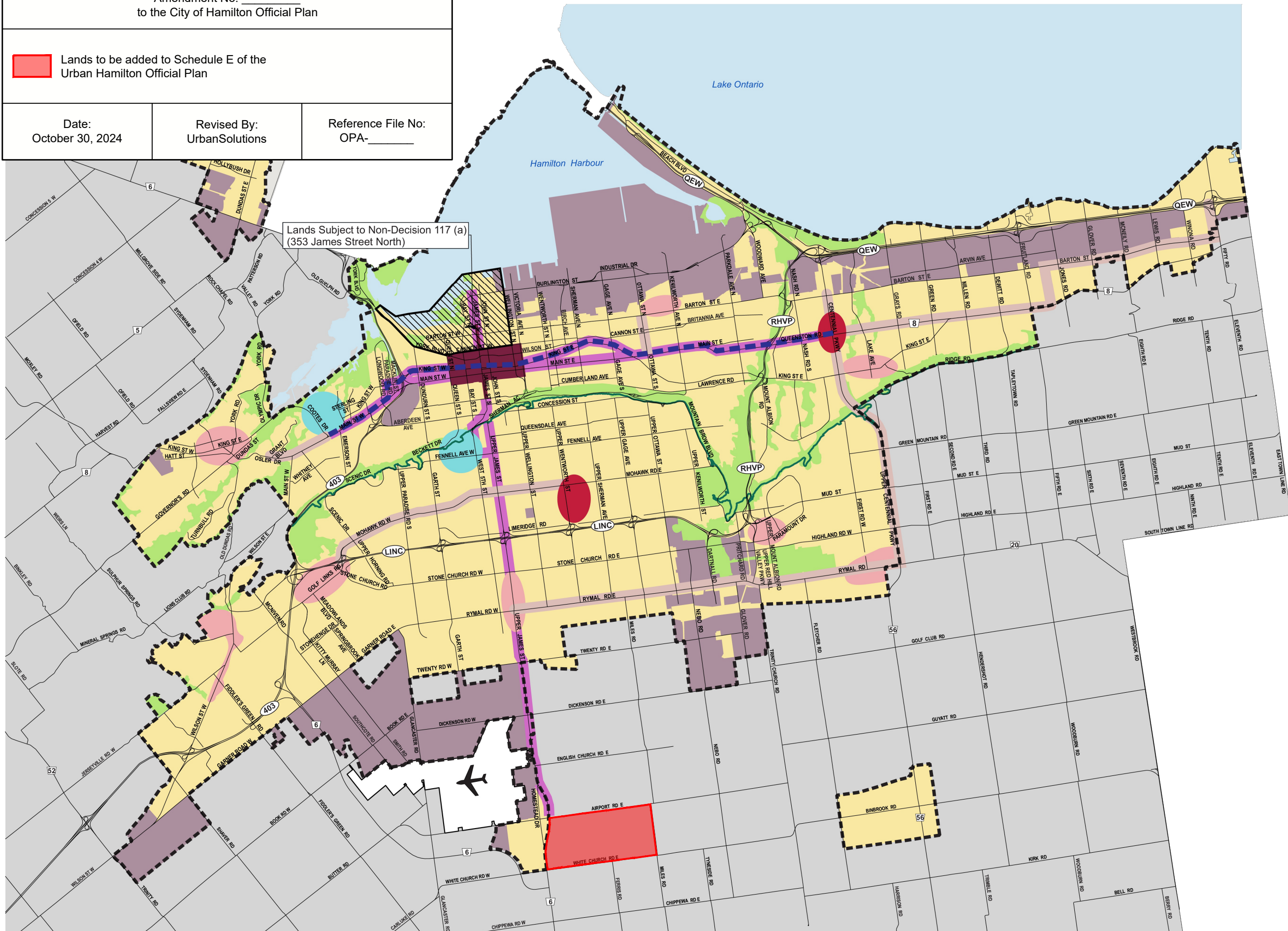
Appendix M
Amendment No. _____
to the City of Hamilton Official Plan

 Lands to be added to Schedule E of the Urban Hamilton Official Plan

Date:
October 30, 2024





Revised By:
UrbanSolutions

Reference File No:
OPA-_____






Lands Subject to Non-Decision 117 (a)
(353 James Street North)




Legend
Urban Structure Elements

-  Neighbourhoods
-  Employment Areas
-  Major Activity Centres
-  Major Open Space







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



Appendix N
Amendment No. _____
to the City of Hamilton Official Plan

 Lands to be added to Schedule E-1 of the Urban Hamilton Official Plan

Date:
October 30, 2024

Revised By:
UrbanSolutions

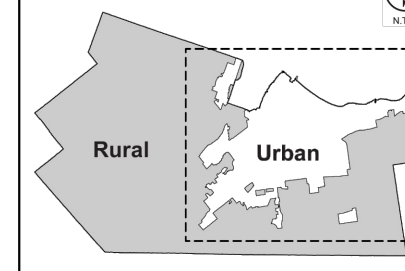
Reference File No:
OPA-_____

UHOPA NO. 69 APPEALS - PL171450

-  - 3011 Homestead Drive (Glanbrook), Appellant # 4
-  - 237 Upper Centennial Parkway (Stoney Creek), Appellant # 14





APPEALS

Key Map








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

Legend

-  Neighbourhoods
-  Open Space
-  Institutional
-  Utility







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**



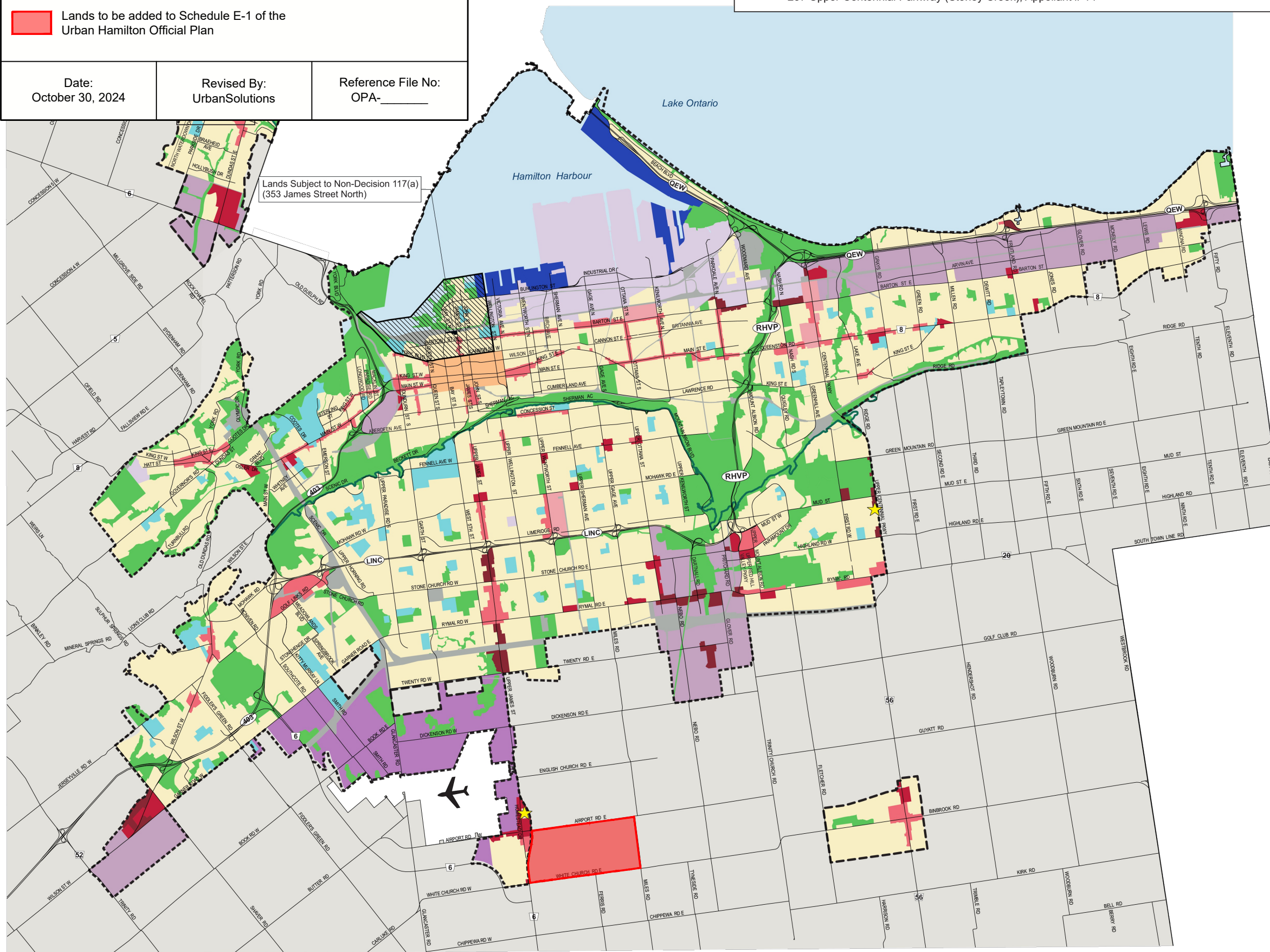
Not To Scale



Date: Dec. 6, 2023

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

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Lands Subject to Non-Decision 117(a)
(353 James Street North)