

## **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



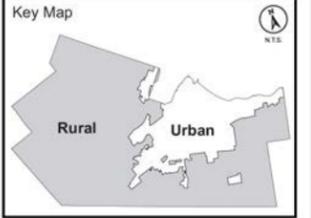
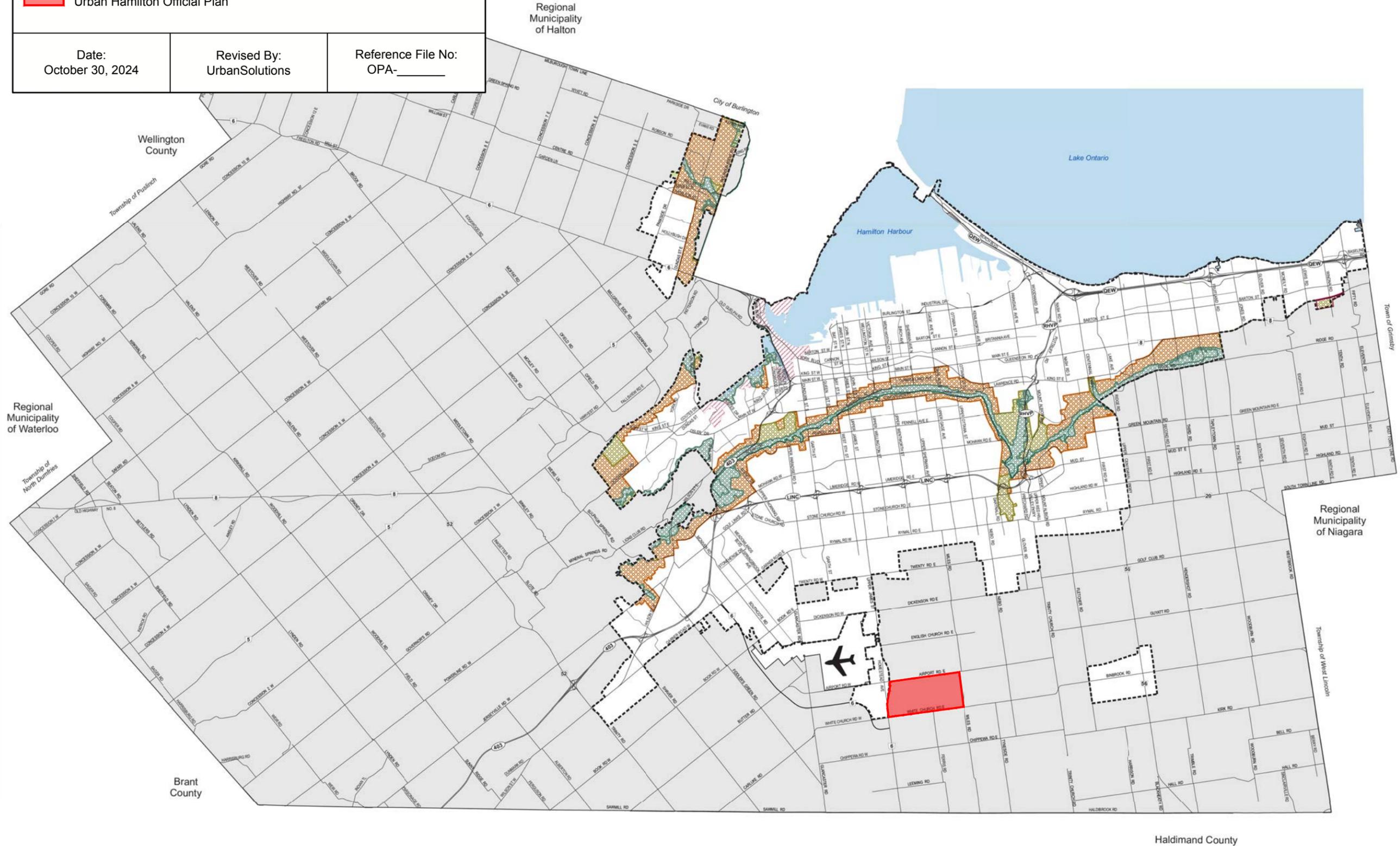
Appendix B  
Amendment No. \_\_\_\_\_  
to the City of Hamilton Official Plan

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

Date:  
October 30, 2024

Revised By:  
UrbanSolutions

Reference File No:  
OPA-\_\_\_\_\_



**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**

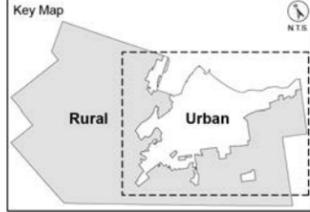
Appendix C  
Amendment No. \_\_\_\_\_  
to the City of Hamilton Official Plan

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

Date:  
October 30, 2024

Revised By:  
UrbanSolutions

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**

 N.T.S.  
Date: June 13, 2024  

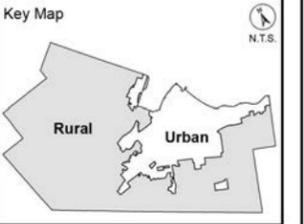

Appendix D  
Amendment No. \_\_\_\_\_  
to the City of Hamilton Official Plan

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

Date:  
October 30, 2024

Revised By:  
UrbanSolutions

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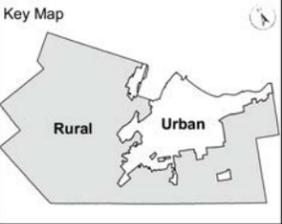
Appendix E  
Amendment No. \_\_\_\_\_  
to the City of Hamilton Official Plan

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

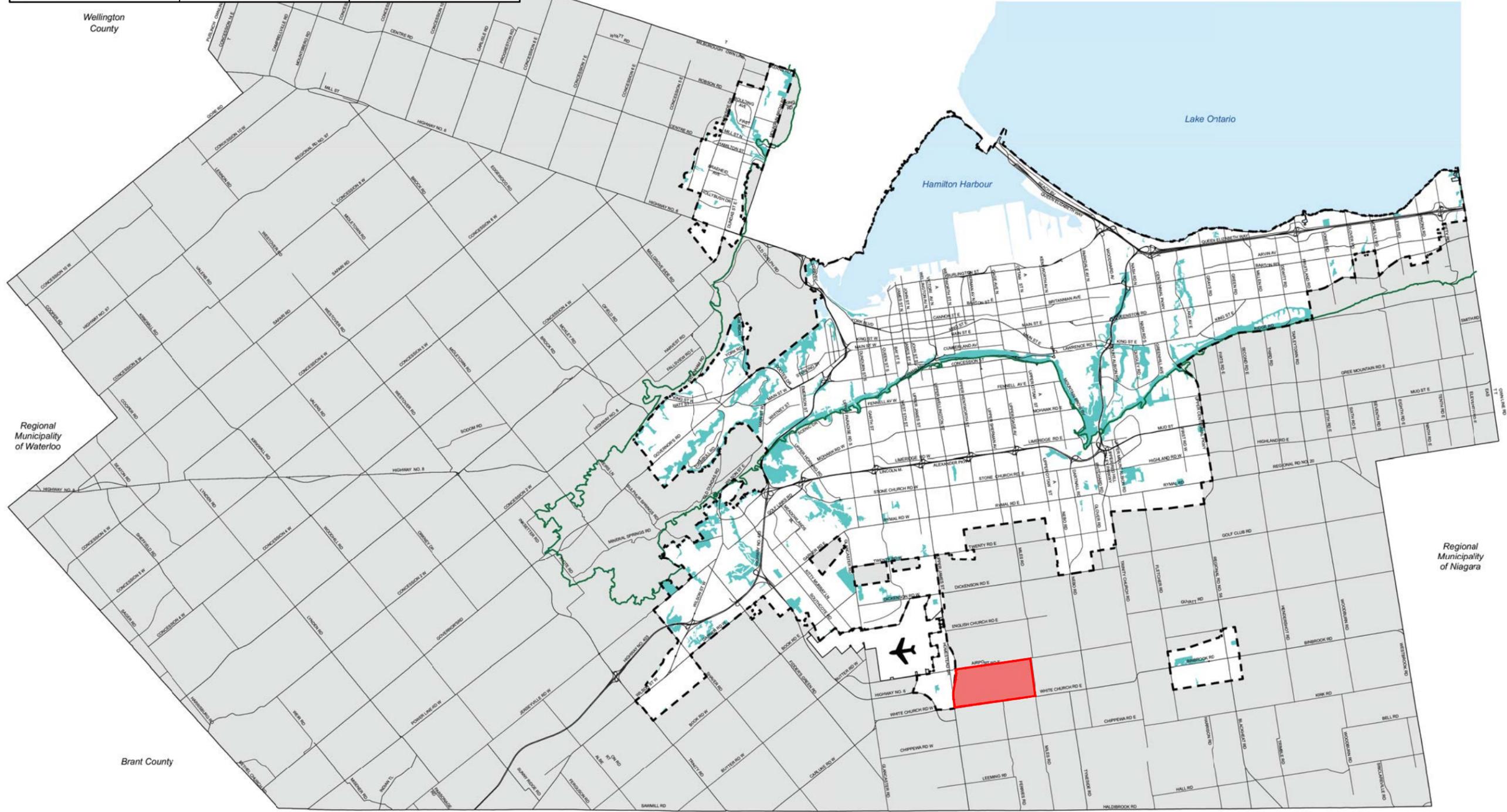
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October 30, 2024

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Reference File No:  
OPA-\_\_\_\_\_



**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**



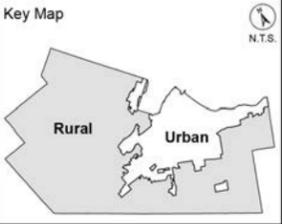
Appendix F  
Amendment No. \_\_\_\_\_  
to the City of Hamilton Official Plan

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

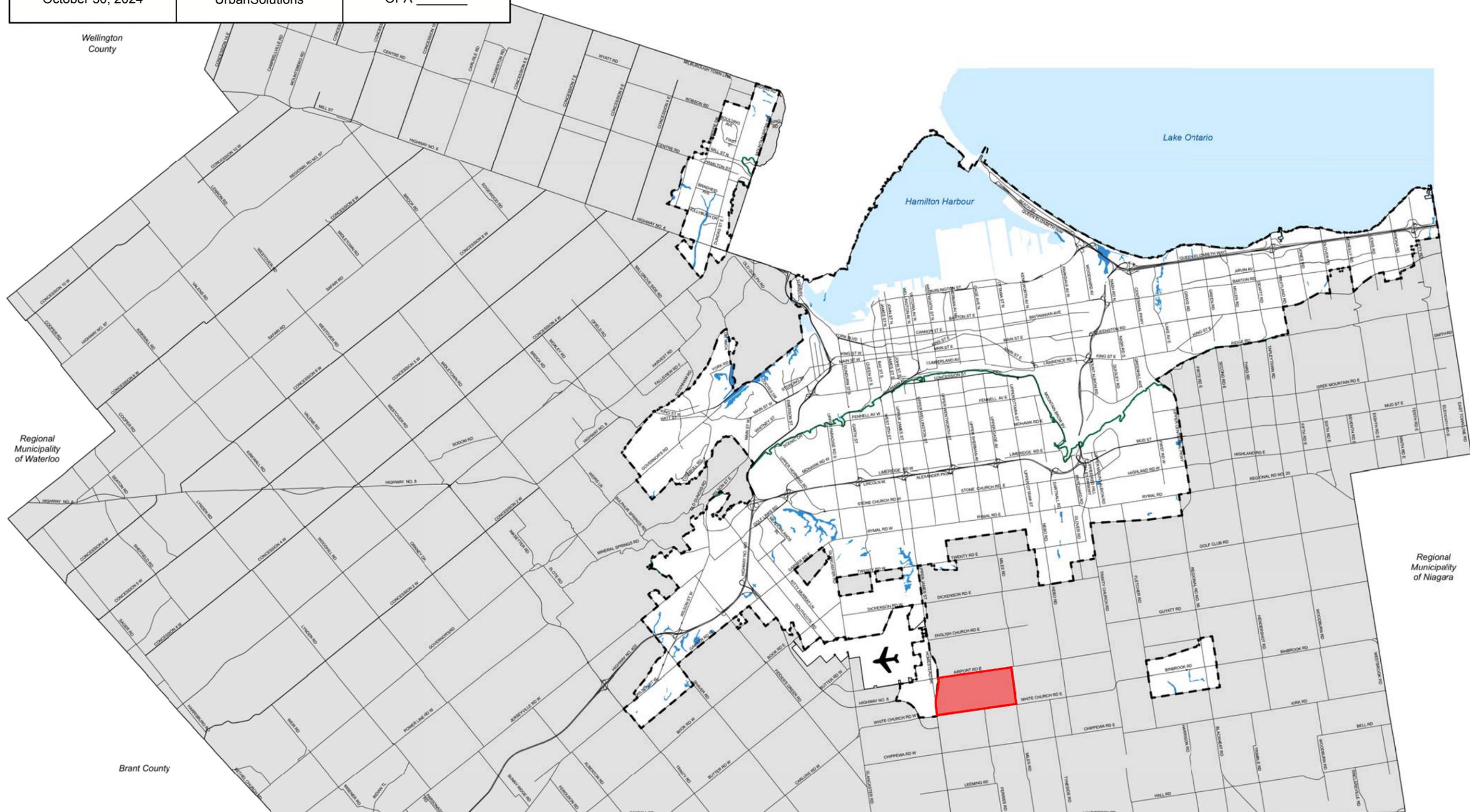
Date:  
October 30, 2024

Revised By:  
UrbanSolutions

Reference File No.:  
OPA-\_\_\_\_\_



**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  
Ministerial Approval: March 16, 2011  
Effective Date: August 16, 2013

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



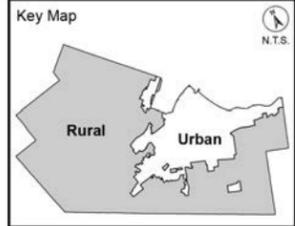
Appendix G  
Amendment No. \_\_\_\_\_  
to the City of Hamilton Official Plan

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

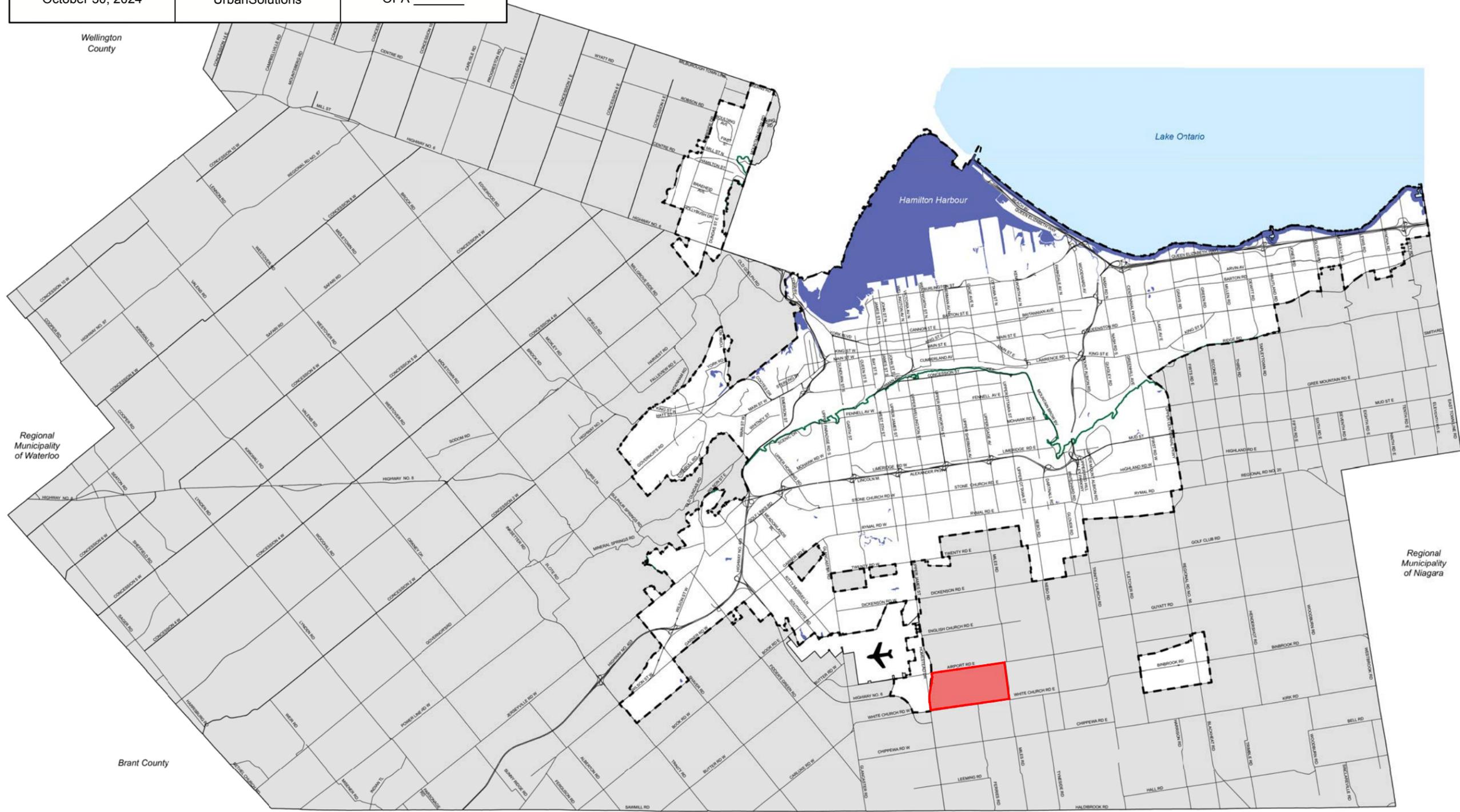
Date:  
October 30, 2024

Revised By:  
UrbanSolutions

Reference File No:  
OPA-\_\_\_\_\_



**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**



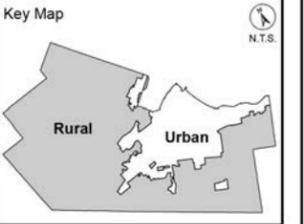
Appendix H  
Amendment No. \_\_\_\_\_  
to the City of Hamilton Official Plan

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

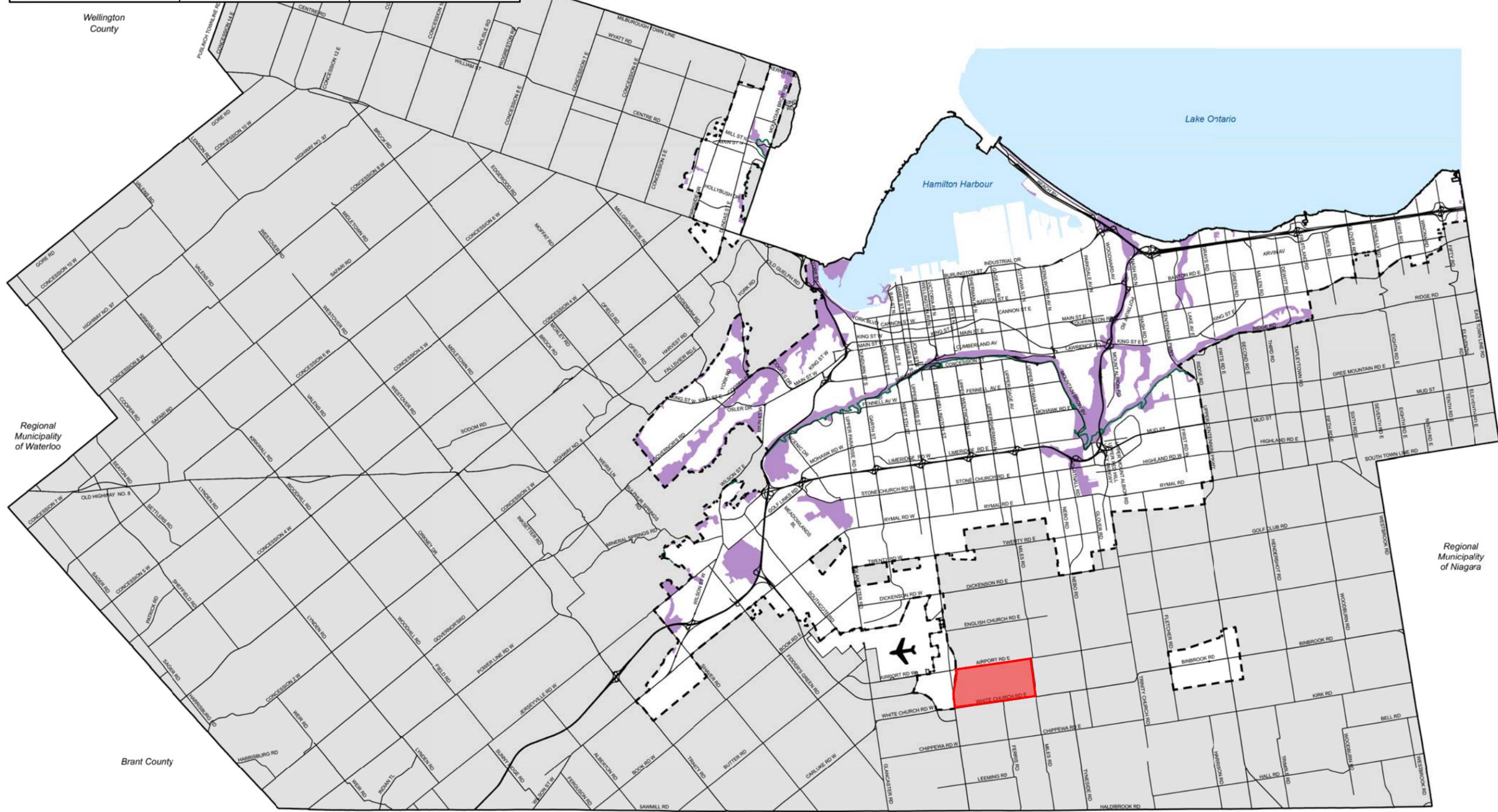
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Reference File No:  
OPA-\_\_\_\_\_



**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**



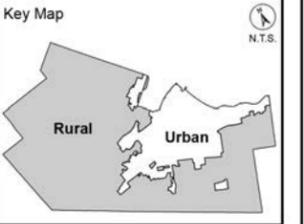
Appendix I  
Amendment No. \_\_\_\_\_  
to the City of Hamilton Official Plan

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

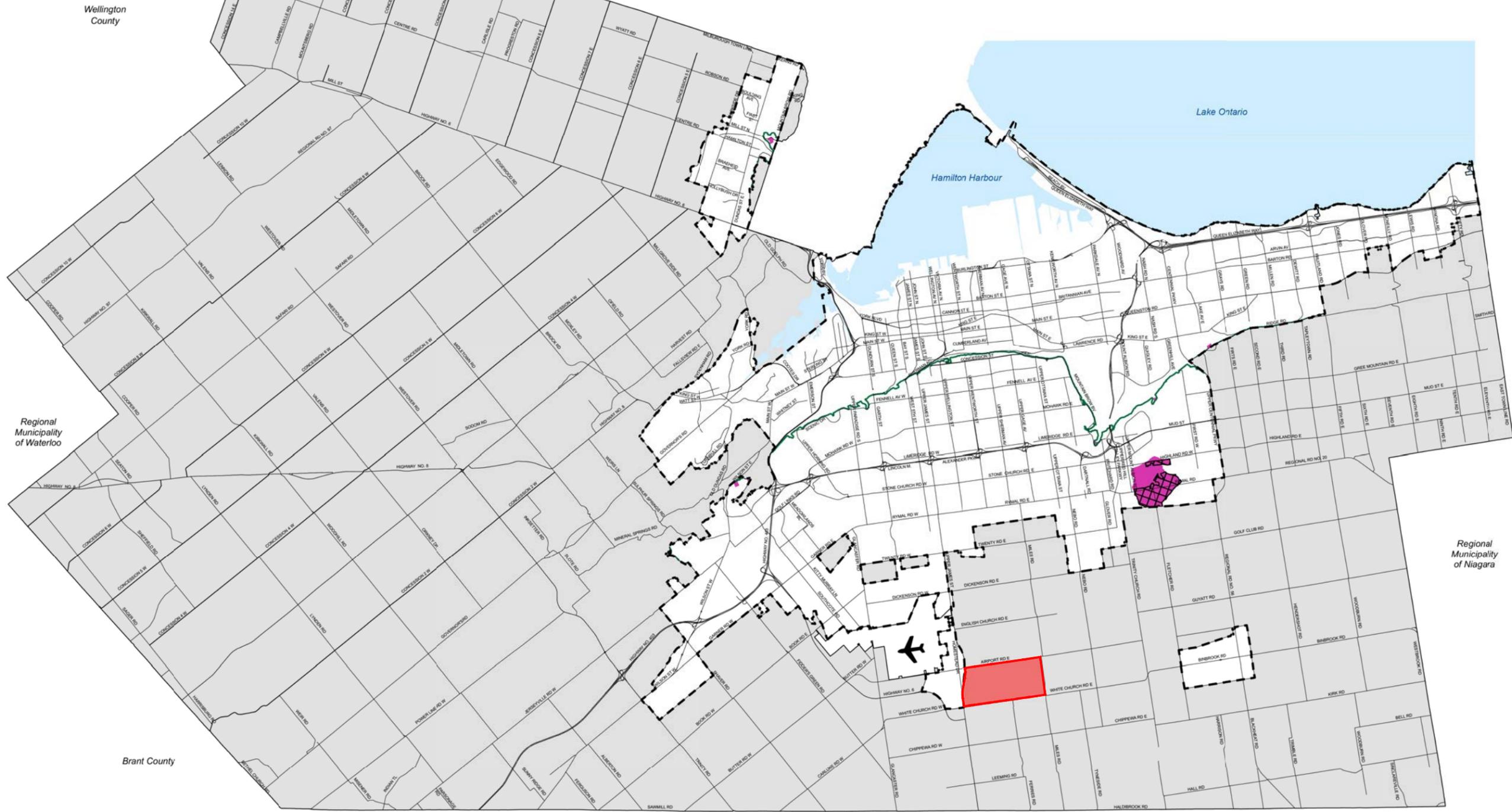
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October 30, 2024

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Reference File No:  
OPA-\_\_\_\_\_



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**



Date: Dec. 6, 2023

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

Date:  
October 30, 2024

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UrbanSolutions

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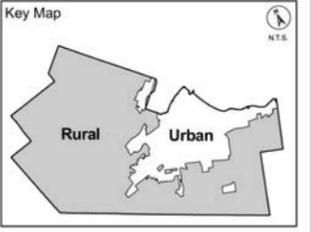
Appendix K  
Amendment No. \_\_\_\_\_  
to the City of Hamilton Official Plan

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

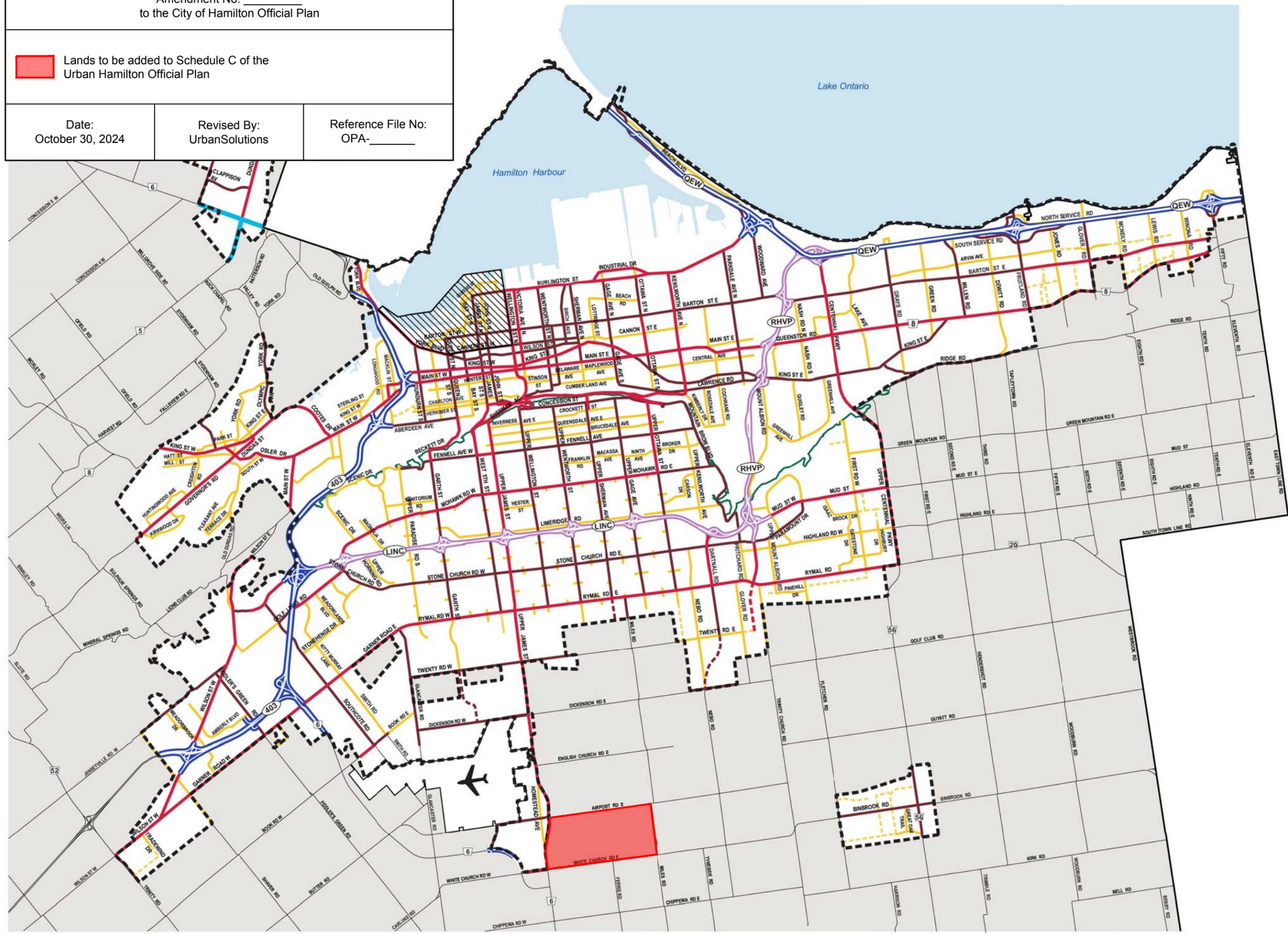
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Reference File No.:  
OPA-\_\_\_\_\_



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**



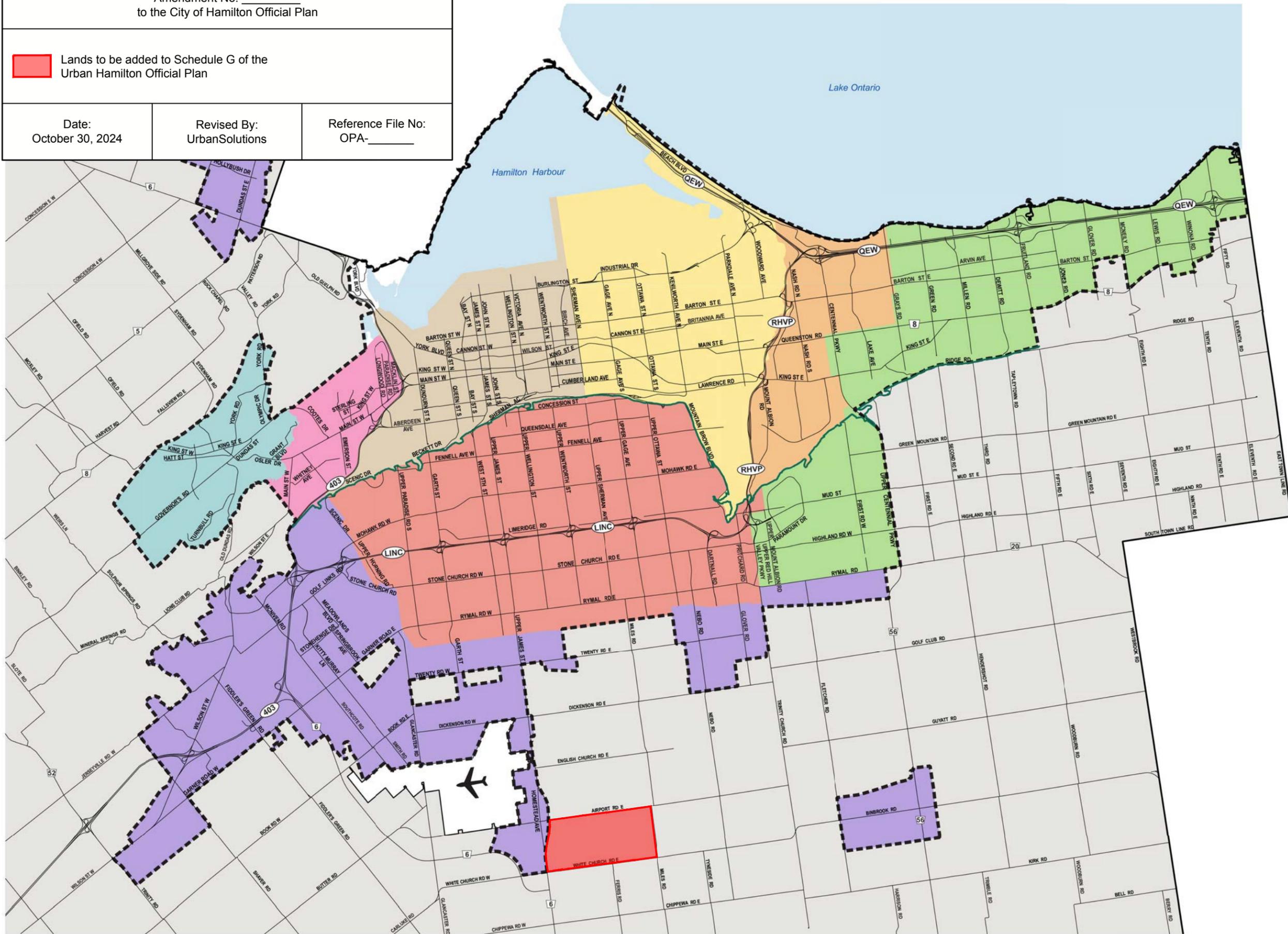
Appendix L  
Amendment No. \_\_\_\_\_  
to the City of Hamilton Official Plan

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

Date:  
October 30, 2024

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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**



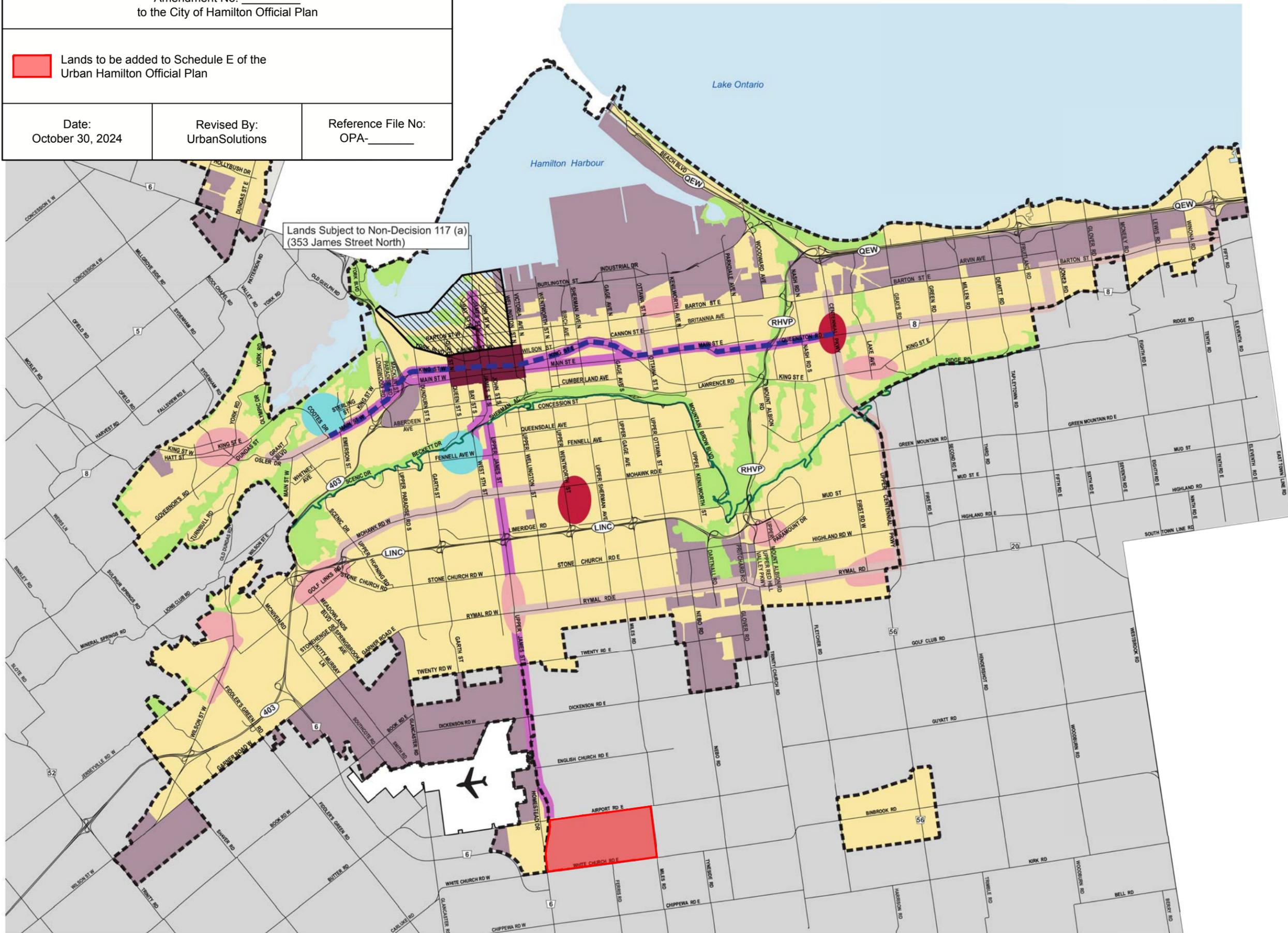
Appendix M  
Amendment No. \_\_\_\_\_  
to the City of Hamilton Official Plan

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

Date:  
October 30, 2024

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Reference File No:  
OPA-\_\_\_\_\_



**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

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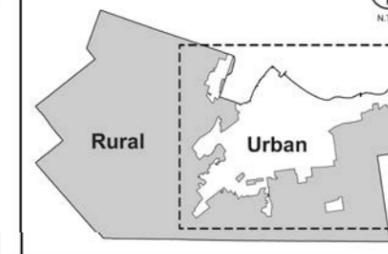
Reference File No:  
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# APPEALS

## UHOPA NO. 69 APPEALS - PL171450

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

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



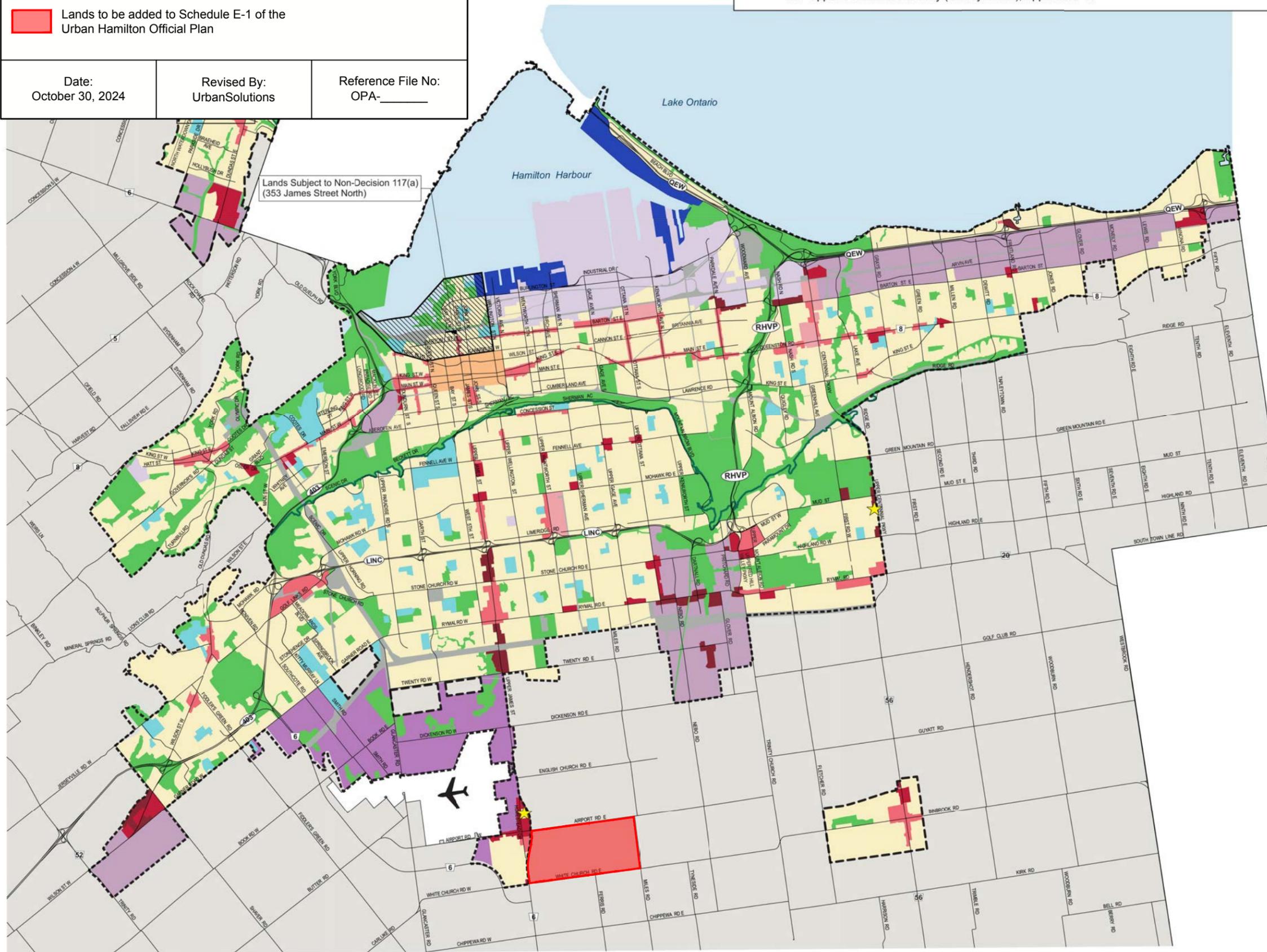
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Lands Subject to Non-Decision 117(a)  
(353 James Street North)

Lake Ontario

Hamilton Harbour

RHVP

RHVP

LINC

LINC