Draft Urban Hamilton Official Plan
Amendment No. X

The following text, together with:

Appendix "A"	Volume 1: Schedule E-1 – Urban Land Use Designations
Appendix "B"	Volume 2: Map B.7.4-1 – Fruitland Winona Secondary Plan – Land Use Plan

attached hereto, constitutes Official Plan Amendment No. "X" to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to redesignate the portion of the subject lands identified as "Block 1" on Appendix "A", attached to this Amendment from the Neighbourhoods designation to the District Commercial designation on Schedule E-1 – Urban Land Use Designations of the Urban Hamilton Official Plan and to redesignate the portion of the subject lands identified as "Block 1" on Appendix "B", attached to this Amendment from the Medium Density Residential 2 designation to the District Commercial designation, remove it from Special Policy – Area O and add it to Special Policy – Area G on Map B.7.4-1 – Land Use Plan Map of the Fruitland-Winona Secondary Plan to permit the proposed expansion of the existing surface parking lot to the south on this portion of the subject lands. The purpose and effect of this Amendment is also to amend Site Specific Policy – Area O for the portion of the subject lands identified as "Block 2" on Appendix "B", attached to this Amendment to permit the development of two (2) 9-storey multiple dwellings on this portion of the subject lands.

2.0 Location:

The lands affected by this Amendment are known municipally as 1310 South Service Road, in the City of Hamilton.

3.0 Basis:

The basis for permitting this Amendment is:

- The proposed development supports the policies of the Urban Hamilton Official Plan and the Fruitland-Winona Secondary Plan, as it contributes to a range of housing forms in the area, supports the efficient use of land, and meets the identified long-term needs of an established business in the area;

- The proposed development implements the Residential Intensification policies of the Urban Hamilton Official Plan.

- The Amendment is consistent with the Provincial Planning Statement, 2024

4.0 Actual Changes:

4.1 Volume 1 – Parent Policies

Schedules and Appendices

4.1.1 Schedule

a. That Volume 1: Schedule E-1 – Urban Land Use Designations be amended by redesignating the portion of the subject lands identified as "Block 1" on Appendix "A", attached to this Amendment from "Neighbourhoods" to "District Commercial", as shown on Appendix "A", attached to this Amendment.

4.2 Volume 2 – Secondary Plans

Text

4.2.1 Chapter B.7 – Stoney Creek Secondary Plans – Section B.7.4 – Fruitland-Winona Secondary Plan

a. For the portion of the subject lands identified as "Block 2" on Appendix "B", attached to this Amendment, known municipally as 1310 South Service Road, designated Medium Density Residential 2, and identified as Site Specific Policy – Area O on Map B.7.4-1 – Fruitland-Winona Secondary Plan – Land Use Plan, Policy B.7.4.18.15 c) and the corresponding Special Figure shall be deleted and replaced with the following:

"Site Specific Policy – Area O

B.7.4.18.15 c) Notwithstanding Policy B.7.4.4.5 c), a maximum building height of 10-storeys shall be permitted."

Maps and Appendices

4.2.2 Map

a. That Volume 2: Map B.7.4-1 – Fruitland Winona Secondary Plan – Land Use Plan be amended by:

i) redesignating the lands identified as "Block 1" on Appendix "B", attached to this Amendment from "Medium Density Residential 2" to "District Commercial"; and,

ii) removing the lands identified as "Block 1" on Appendix "B", attached to this Amendment from Special Policy – Area O and placing them into Special Policy – Area G.

as shown on Appendix "B", 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. 26-___ passed on the ___ day of _____, 2026.

The
City of Hamilton

_____	_____
A. Horwath	J. Trennum
Mayor	City Clerk