

# DECISION

## With respect to the City of Hamilton Official Plan Amendment No. 167 Subsection 17(34) of the *Planning Act*

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I hereby approve Official Plan Amendment No. 167 to the Urban Hamilton Official Plan, as adopted by the City of Hamilton by By-law 22-145, subject to the following modifications, with additions to text in **bold underline** and deletions to text in **~~bold strikethrough~~**:

### Volume 1 – Text Modifications

1. The first sentence of policy A.1.2 in Section 4.1 of Official Plan Amendment No. 167, Appendix A – Volume 1: Chapter A – Introduction is modified so that it reads:

By 2051, the City is expected to grow to achieve a **minimum** population of **at least** 820,000 and **at least** 360,000 jobs...

2. Policy A.1.4 in Section 4.1 of Official Plan Amendment No. 167, Appendix A – Volume 1: Chapter A – Introduction is modified so that it reads:

The Official Plan plays a major role in setting a framework of actions that will lead to the sustainable, healthy future envisioned by Our Future Hamilton and the City's Strategic Plan. The framework of the Official Plan is centred on the following principles:

- compact and healthy urban communities that provide opportunities to live, work, play, and learn;
- a strong rural community **~~protected by firm urban boundaries~~**;

3. The last bullet in policy A.1.6 in Section 4.1 of Official Plan Amendment No. 167, Appendix A – Volume 1: Chapter A – Introduction is modified so that it reads:

Other Initiatives – The City has developed a Corporate Energy and Sustainability Policy, a Community Climate Change Action Plan, and developed Corporate Goals and Areas of Focus for Climate Mitigation and Adaptation to provide a comprehensive, coordinated and multidisciplinary approach to climate change mitigation and adaptation. These plans will **~~require, where possible,~~** incentivize and encourage environmental sustainability including reducing GHG emissions and improving climate resiliency.

4. Policy A.2.3 in Section 4.1 of Official Plan Amendment No. 167, Appendix A – Volume 1: Chapter A – Introduction is modified so that it reads:

Growth Management – Provincial

The Province of Ontario's A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) (Growth Plan), as amended, sets out a vision to 2051 for how and how much growth should occur in the Greater Golden Horseshoe (GGH). This area is expected to grow by **a minimum of** 4.6 million people by 2051 with Hamilton projecting to take a **minimum** 5.1% share of the GGH growth.

5. Policy A.2.3.4.2 in Section 4.1 of Official Plan Amendment No. 167, Appendix A – Volume 1: Chapter A – Introduction is modified so that it reads:

**The minimum density target for greenfield areas shall be established through a future Amendment to this Plan as part of this municipal comprehensive review. Greenfield areas shall be planned to achieve an overall minimum density of 60 people and jobs per hectare.** *The greenfield density target shall be measured over the entirety of Hamilton's greenfield area, excluding natural heritage features designated in this Plan, right-of-way for electrical transmission*



lines, energy transmission pipelines, roads classified as freeways, as defined and mapped as part of the Ontario Road Network, as well as railways, *employment areas*, and cemeteries.

6. Policy A.2.3.4.4 in Section 4.1 of Official Plan Amendment No. 167, Appendix A – Volume 1: Chapter A – Introduction is modified so that it reads:

**The residential intensification target shall be established through a future Amendment to this Plan as part of this municipal comprehensive review. The residential intensification target is a minimum percentage. The City shall plan to achieve a minimum of 80% of all residential development occurring annually within its built-up area. A total of 88,280 units are to be accommodated within the built-up area between 2021 and 2051.** The *built-up area* for Hamilton is identified on Appendix G.

7. Policy A.2.4 in Section 4.1 of Official Plan Amendment No. 167, Appendix A – Volume 1: Chapter A – Introduction is deleted and replaced so that it reads:

**The urban boundary is expanded to accommodate growth to 2051 by adding Urban Expansion Area – Neighbourhoods and Urban Expansion Area – Employment Areas as shown on all Schedules to this Plan. Development of Urban Expansion Areas shall not proceed until detailed secondary planning has been completed and incorporated through a future Amendment to this Plan. Secondary planning will be based on detailed assessment and consideration of applicable provincial policies. In May 2006, City Council adopted the City's first Growth Management Strategy. The Growth Related Integrated Development Strategy (GRIDS) identified the broad land use structure, associated infrastructure and major transportation networks to be in place for Hamilton by 2031. In November 2021, through the update to GRIDS known as GRIDS 2, City Council endorsed a No Urban Boundary Expansion growth scenario to plan for the City's growth to 2051. The No Urban Boundary Expansion scenario accommodates the City's growth to 2051 within the existing Urban Area through intensification and development of existing designated greenfield lands, and a limited amount of infill development within Rural Hamilton. The City will be required to accommodate 109,880 new housing units within the existing Urban Area, of which 88,280 will be within the built-up area and 21,600 will be within the greenfield area. An additional 440 housing units will be developed through limited infill within Rural Hamilton.**

8. Policy B.2.1.1 in Section 4.1.2 of Official Plan Amendment No. 167, Appendix B – Volume 1: Chapter B – Communities is modified so that it reads:

The *urban boundary* defines the area where all *urban development* occurs. **Lands within the urban boundary are already serviced or planned to be serviced with major roads, transit and full municipal services.** The land within the *urban boundary* includes both the area within the *built-up area* and *greenfield area*. **Lands within the existing urban boundary represent a 30-year supply of designated urban land and are intended to accommodate all of the City's projected urban growth.**

9. Policy B.2.2.1 in Section 4.1.2 of Official Plan Amendment No. 167, Appendix B – Volume 1: Chapter B – Communities is modified so that it reads:

**The City's urban boundary is firm and expansion to accommodate growth to the year 2051 is not required.** All planned growth to 2051 shall be accommodated through **development of the City's existing designated greenfield area, and** intensification throughout the *Urban Area*, **development of the City's designated greenfield area,** and a limited amount of infill development within *Rural Hamilton*.



10. Policy B.2.2.2 in Section 4.1.2 of Official Plan Amendment No. 167, Appendix B – Volume 1: Chapter B – Communities is modified so that it reads:  
Notwithstanding Policy B.2.2.1, adjustments to the urban boundary may be permitted through a municipal comprehensive review provided:
- a) there is no net increase in land within the urban area;
  - b) the adjustment would support the City's ability to meet intensification and redevelopment targets provided in Section A.2.3 –Growth Management–Provincial;
  - c) prime agricultural areas are avoided where possible. Alternative locations **across the City** will be evaluated, prioritized and determined based on avoiding, minimizing and mitigating impacts on the Agricultural System **and in accordance with the following:**
    - i) an adjustment into specialty crop areas is prohibited;**
    - ii) reasonable alternatives that avoid prime agricultural areas are evaluated, and;**
    - iii) where prime agricultural areas cannot be avoided, lower priority agricultural lands are used;**
  - d) the lands are not located within the Greenbelt Area;
  - e) for lands within the Niagara Escarpment Plan area, the lands are designated Urban Area in the Niagara Escarpment Plan; **and,**
  - f) there is sufficient reserve infrastructure capacity to service the lands;
  - g) the location of any lands added to the urban boundary will comply with the minimum distance separation formulae;**
  - h) any adverse impacts on the agri-food network, including agricultural operations, will be avoided, or if avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment; and**
  - i) key hydrologic areas and natural heritage systems should be avoided where possible.**
11. Policy B.2.2.3 in Section 4.1.2 of Official Plan Amendment No. 167, Appendix B – Volume 1: Chapter B – Communities is modified so that it reads:
- Expansions of the Urban Area of 40 hectares or less in accordance with policy 2.2.8.5 and 2.2.8.6 of the A Place to Grow: Growth Plan shall **not** be permitted in advance of a municipal comprehensive review.
12. Policy B.2.4.1.3 in Section 4.1.2 of Official Plan Amendment No. 167, Appendix B – Volume 1: Chapter B – Communities is modified so that it reads:
- The residential intensification target **shall be established through a future Amendment to this Plan as part of this municipal comprehensive review, of 80% or 88,280** The housing units, specified in Policy A.2.3.2 ~~3.4~~ shall generally be distributed through the built-up area as follows:
- a) d)** The Downtown Urban Growth Centre shall be planned to accommodate approximately 30% of the intensification target.
  - b) e)** The Urban Nodes and Urban Corridors identified in Section E.2.0 - Urban Structure, excluding the Downtown Urban Growth Centre, shall be planned to accommodate approximately 40% of the residential intensification target.
  - c) f)** 30% of the residential intensification target is anticipated to occur within the Neighbourhoods as illustrated on Schedule E – Urban Structure. The City will review and update its Zoning By-law to facilitate the planned **27,000** housing units to be developed within the Neighbourhoods through intensification.
13. [New] Policy B.3.1.1 of the Urban Hamilton Official Plan, Volume 1: Chapter B – Communities is modified by adding new subsections d) and e) so that it reads:
- The City shall strengthen its economy by:
- a) directing business activity to suitable locations as identified on Schedules E Urban Structure and E-1 – Urban Land Use Designations;



- b) preparing a new comprehensive Zoning By-law to implement the policies of the Official Plan; **and**,
- c) encouraging improved urban design and quality architecture, as well as improving the urban design elements of the public realm;
- d) supporting growth through planning for infrastructure by considering the full life cycle costs of these assets and developing options to pay for these costs over the long-term; and**
- e) consider establishing development criteria, outside of Employment Areas, to ensure that the redevelopment of any employment lands will retain space for a similar number of jobs to remain accommodated on site.**

14. Policy B.3.1.2 in Section 4.1.2 of Official Plan Amendment No. 167, Appendix B – Volume 1: Chapter B – Communities is modified by adding new subsection e) so that it reads:

The City shall:

- a) protect the supply of Employment Areas, as designated on Schedule E-1 – Urban Land Use Designations, for employment uses by minimizing the establishment of non-employment lands uses, in accordance with the policies of this Plan;
  - b) increase the supply of market-ready employment sites through various initiatives;
  - c) complete the Airport Employment Growth District Secondary Plan, associated Class Environmental Assessments, financial analysis and any other required studies; and,
  - d) endeavour to provide for and plan for a range of lot sizes throughout the designated Employment Areas; **and**;
  - e) support existing office parks, including improving connectivity with transit and active transportation networks, in accordance with the Growth Plan for the Greater Golden Horseshoe and the policies of this Plan.**
15. [New] Policy B.3.1.5 of the Urban Hamilton Official Plan, Volume 1: Chapter B – Communities is added as shown below and policies B.3.1.5 to B.3.1.15 are renumbered accordingly:

**Retail**

**3.1.5 The City will support the retail sector by promoting compact urban form and intensification of retail and service uses and areas and encouraging the integration of those uses with other land uses to support the achievement of complete communities.**

16. Policy B.3.2.3.7 in Section 4.1.2 of Official Plan Amendment No. 167, Appendix B – Volume 1: Chapter B – Communities is deleted as shown below:

**~~The City shall study the feasibility of implementing an inclusionary zoning framework to provide opportunities for affordable housing units within the City's identified Protected Major Transit Station Areas.~~**

17. [New] Policy B.3.2.4.4 of the Urban Hamilton Official Plan, Volume 1: Chapter B – Communities is modified so that it reads:

A secondary dwelling unit **and a secondary dwelling unit – detached** shall be permitted on a single, semi-detached or townhouse lot in all Institutional, Neighbourhoods, Commercial and Mixed Use designations, as shown on Schedule E-1 – Urban Land Use Designations, provided it complies with all applicable policies and Zoning By-law regulations.

18. Policy B.3.4.4.11 in Section 4.1.2 of Official Plan Amendment No. 167, Appendix B – Volume 1: Chapter B – Communities is modified so that it reads:

Where a marked or unmarked cemetery or burial place is found, ~~the nearest~~ Indigenous community **ies with a known interest in the area** shall be notified.



19. [New] Policy B.3.6.1.1 of the Urban Hamilton Official Plan, Volume 1: Chapter B – Communities is deleted as shown below and policies 3.6.1.2 to 3.6.1.10 are renumbered accordingly:

~~The City shall require proponents of development or redevelopment proposals to document previous uses of the property(s) affected by the proposal for lands currently or previously used for:~~

- ~~a) employment (industrial), commercial, community, transportation, or utility purposes;~~
- ~~b) activities involving the elimination or disposal of waste and other residues, including landfill sites or waste disposal facilities;~~
- ~~c) any activities involving the storage or use of hazardous substances, including fuels, oils, chemicals, paints, or solvents; and,~~
- ~~d) any use with the potential for site contamination, such as dry cleaning facilities, and gas stations.~~

20. [New] Policy B.3.6.1.3 of the Urban Hamilton Official Plan, Volume 1: Chapter B – Communities is deleted as shown below and policies 3.6.1.4 to 3.6.1.10 are renumbered accordingly:

~~The City shall continue to identify other circumstances pertaining to specific development or redevelopment proposals where the filing of a Record of Site Condition may be required beyond those circumstances contemplated in Policy B.6.1.2. These circumstances may include the age of a building proposed for redevelopment, historic land use, and potential off-site sources of contamination.~~

21. [New] Policy B.3.6.1.4 of the Urban Hamilton Official Plan, Volume 1: Chapter B – Communities is modified as shown below:

Where ~~there is potential for site contamination due to a previous use or uses on lands subject to development or redevelopment proposals, and~~ a mandatory filing of a Record of Site Condition is triggered, the City shall: ...

22. Policy B.3.6.5 in Section 4.1.2 of Official Plan Amendment No. 167, Appendix B – Volume 1: Chapter B – Communities is modified so that the last paragraph reads:

In the City of Hamilton, hazard lands are defined, mapped, and regulated by the Conservation Authorities in accordance with the Conservation Authorities Act. The Niagara Escarpment Commission regulates lands that also have inherent hazards through the Niagara Escarpment Planning and Development Act. Generalized fire mapping provided by the Province helps to identify potentially hazardous forest types. ~~The Ministry of Northern Development, Mines, Natural Resources and Forestry maintains mapping of hazardous forest types for wildland fire.~~ Due to the dynamic nature of hazard lands and forested areas, the condition for hazard lands, including hazardous forest types for wildland fire, is not static and mapping must be updated on an ongoing basis.

23. Policy B.3.6.5.9 a) in Section 4.1.2 of Official Plan Amendment No. 167, Appendix B – Volume 1: Chapter B – Communities is modified so that it reads:

Notwithstanding Policy B.3.6.5.6, B.3.6.5.7, and B.3.6.5.8, development and site alteration may be permitted on hazard lands:

- a) in those exceptional situations where a Special Policy Area, under Section 3.1.4 a) of the Provincial Policy Statement has been approved by the Province. Such special policy areas permitting development and site alteration on hazard lands shall be included as Area Specific Policies in Volume 3. The designation of a floodplain Special Policy Area, and any change or modification to the site-specific official plan policies, land use designations or boundaries applying to a floodplain Special Policy Area, must be approved by the Province prior to the City approving such changes or modifications.



24. Policy B.3.6.16 in Section 4.1.2 of Official Plan Amendment No. 167, Appendix B – Volume 1: Chapter B – Communities is modified so that the last paragraph reads:

~~Hazardous forest types for wildland fire are identified and mapped by the Ministry of Northern Development, Mines, Natural Resources and Forestry.~~ The City shall maintain mapping of hazardous forest types for wildland fire to assist in the screening and assessment of development proposals.

25. Policy C.1.0 in Section 4.1.3 of Official Plan Amendment No. 167, Appendix C – Volume 1: Chapter C – City Wide Systems and Designations is modified so that it reads:

The Official Plan must be consistent with the Provincial Policy Statement and conform to the Growth Plan, the Greenbelt Plan and the Niagara Escarpment Plan. However, in some areas of provincial policy, the municipality can be more restrictive than the provincial directions **unless doing so would conflict with any other provincial policy.** Where land use designations exist, this section details the interrelationship between the various provincial documents and this Plan.

26. [New] Policy C.3.2.4 of the Urban Hamilton Official Plan, Volume 1: Chapter C – City Wide Systems and Designations is added as shown below and policies C.3.2.4 to C.3.2.5 are renumbered accordingly:

**Land use compatibility between sensitive land uses, major facilities, major retail uses and major office uses in all land use designations shall be in accordance with policy E.5.2.7.1.**

27. [New] Policy C.4.2.11 of Section 4.1.3 of Official Plan Amendment No. 167, Appendix C – Volume 1: Chapter C – City Wide Systems and Designations is added as shown below and policies C.4.2.11 to C.4.2.18 are renumbered accordingly:

**Corridors along the entire BLAST Network shall be supported by transit-oriented communities and the City shall encourage higher density development on all frequent transit corridors.**

28. Policy C.4.2.18 in Section 4.1.3 of Official Plan Amendment No. 167, Appendix C – Volume 1: Chapter C – City Wide Systems and Designations is renumbered as C.4.2.19 and modified so that it reads:

Additional *transportation corridors* may be added to the integrated transportation network in Hamilton in the future. Recognizing the need to plan proactively for future infrastructure requirements and sustainable transportation solutions, the City supports active participation with provincial, inter-provincial and federal transportation planning studies such as the Greater Golden Horseshoe Transportation Plan. ~~and the Ontario-Quebec Continental Gateway and Trade Corridor Study.~~

29. Policy C.4.6 in Section 4.1.3 of Official Plan Amendment No. 167, Appendix C – Volume 1: Chapter C – City Wide Systems and Designations is modified so that it reads:

An important component of Hamilton's transportation network is an efficient system of goods and services movement, which helps attract and retain industries and business, thus contributing to the City's economy. The major goods movement facilities and corridors in Hamilton consists of provincial highways, the road network, rail, the John C. Munro Hamilton International Airport and the Port of Hamilton. The local goods movement network links to the wider inter-regional, inter-provincial, and inter-national goods movement network as **detailed** shown in the Growth Plan for the Greater Golden Horseshoe **and further detailed in the GGH Transportation Plan's Strategic Goods Movement Network and associated policy directions.** Hamilton has access to a wide range of major goods movement facilities and corridors. These facilities and corridors form a network which contributes to making the City an ideal location for a



"goods movement gateway."

30. Policy C.5.3.11 in Section 4.1.3 of Official Plan Amendment No. 167, Appendix C – Volume 1: Chapter C – City Wide Systems and Designations is modified so that the first sentence reads:

The City shall maintain and update a Water and Wastewater Master Plan, **informed by watershed planning or equivalent**, which is supported by the policies of this Plan, providing direction for...

31. [New] Policy E.2.1 b) of the Urban Hamilton Official Plan, Volume 1: Chapter E – Urban Systems and Designations is added as shown below and policies E.2.1 b) to E.2.1 e) are renumbered accordingly:

**Major office and appropriate major institutional development will be directed to Urban Nodes, Urban Corridors and Delineated Major Transit Station Areas.**

32. Policy E.2.3.3.12 in Section 4.1.4 of Official Plan Amendment No. 167, Appendix D – Volume 1: Chapter E – Urban Systems and Designations is deleted and replaced so that it reads:

**Notwithstanding any secondary plans, and notwithstanding policy B.1.2 of Volume 2, Chapter B of the Urban Hamilton Official Plan, lands designated Mixed Use Medium Density in Community Nodes shall contain a range of densities and buildings heights to a maximum of six storeys. Additional density above 150 units per hectare and additional height up to a total of eight storeys may be permitted without an amendment to this Plan, provided the applicant demonstrates:**

- a) **there are no adverse shadow impacts created on existing residential uses within adjacent lands designated Neighbourhoods;**
- b) **buildings are progressively stepped back from adjacent areas designated Neighbourhoods. The Zoning by-law may include an angular plane requirement to set out an appropriate transition and stepping back of heights; and,**
- c) **buildings are stepped back from the street to minimize the height appearance from the street, where necessary."**

~~"Notwithstanding Policy E.2.3.3.7, through the preparation of a Secondary plan, a lower density target for a Community Node may be established where the Secondary Plan process determines it is appropriate based on to the character of the adjacent Neighbourhood, other infrastructure, or transportation constraints as follows:~~

~~a) For the Ancaster Community Node, a target density in the range of 50 persons and jobs per hectare shall apply due to transportation constraints and the existing character of the adjacent neighbourhoods.~~

33. Policy E.2.5 in Section 4.1.4 of Official Plan Amendment No. 167, Appendix D – Volume 1: Chapter E – Urban Systems and Designations is modified so that it reads:

A *Major Transit Station Area* is the area including and around any existing or planned *higher order transit* station or stop. Within the City, *Major Transit Station Areas* will include the Hamilton Centre and West Harbour GO Stations, the future **Confederation Centennial** GO Station and future *higher order transit* station areas along the *priority transit corridor*."

34. Policy E.3.6.7 in Section 4.1.4 of Official Plan Amendment No. 167, Appendix D – Volume 1: Chapter E – Urban Systems and Designations is deleted as shown below:

~~E.3.6.7 For high density residential uses, the maximum height shall be 30 storeys. For high density residential uses below the Niagara Escarpment, building height shall not exceed the height of the top of the Niagara Escarpment, nearest to the development site. Applicants shall demonstrate that the proposed development shall not exceed the height of the top of the Niagara Escarpment through the submission of a height elevation survey~~



~~depicting the proposed building in profile to the height of the top of the escarpment located nearest to the development site, to the satisfaction of the City.~~

35. [New] Policy E.5.2.7.1 of the Urban Hamilton Official Plan, Volume 1: Chapter E – Urban Systems and Designations is modified as shown below and policies E.2.1 b) to E.2.1 e) are renumbered accordingly:

The following provisions apply to all **land use designations, as specified: ~~lands designated Employment Area – Industrial Land, Employment Area – Business Park, Employment Area – Airport Employment Growth District, and Employment Area – Shipping and Navigation on Schedule E-1 – Urban Land Use Designations (OPA 35):~~**

36. Policy E.5.2.7.1 b) in Section 4.1.4 of Official Plan Amendment No. 167, Appendix D – Volume 1: Chapter E – Urban Systems and Designations is modified so that it reads:

b) *Sensitive land uses* ~~within the Neighbourhoods, Institutional or Commercial and Mixed Use designations~~ shall be protected from the potential adverse impacts of ~~heavy industrial uses~~ **major facilities within the lands designated Employment Area**, and ~~industrial uses~~ **major facilities** shall be protected from *sensitive land uses* as follows:

- i) The City shall ~~have regard for~~ **follow** provincial guidelines concerning land use compatibility between industrial facilities and *sensitive land uses*. **Major facilities, and sensitive land uses, major retail uses and major office uses** shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, and minimize risk to public health and safety, to ensure the long-term viability of **major facilities** in accordance with provincial guidelines, standards and procedures.
- ii) Where avoidance of impacts is not possible, in accordance with Policy E.5.2.7.1 b) i), the City shall protect the long-term viability of existing or planned industrial, manufacturing or other uses that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent *sensitive land uses*, **major retail uses and major office uses** are only permitted if the following are demonstrated in accordance with provincial guidelines, standards and procedures:
  1. there is an identified need for the proposed use;
  2. alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations;
  3. adverse effects to the proposed sensitive land use are minimized and mitigated; and,
  4. potential impacts to industrial, manufacturing or other uses are minimized and mitigated.

37. [New] Policy F.1.2.7 of the Urban Hamilton Official Plan, Volume 1: Chapter F – Implementation is modified as shown below:

Neighbourhood plans ~~are were~~ policies adopted by council resolution and do not form part of the Official Plan, ~~Any proposal for development or redevelopment must conform to the designations, and policies in the Neighbourhood Plan. and no longer reflect either municipal or provincial policy.~~

38. [New] Policy F.1.2.8 of the Urban Hamilton Official Plan, Volume 1: Chapter F – Implementation is deleted as shown below and policy F.1.2.9 is renumbered accordingly:

~~Any amendment to the Neighbourhood Plan must be evaluated using the provisions of Policies F.1.1.3 and F.1.1.4 and shall require a formal Council decision to enact the amendment.~~

39. [New] Policy F.1.14.3.1 of the Urban Hamilton Official Plan, Volume 1: Chapter F – Implementation is modified as shown below:



Consents for new lot creation, for both the severed and retained lands, for residential uses in the Neighbourhoods designation shown on Map E-1 – Urban Land Use Designation, shall be permitted provided the following conditions are met:

- a) The lots comply with the policies of this Plan, including secondary plans, where one exists;
- ~~b) The lots comply with existing Neighbourhood Plans;~~
- ~~e)b) The lots are in conformity with the Zoning By-law or a minor variance is approved;~~
- ~~d)c) The lots reflect the general scale and character of the established development pattern in the surrounding area by taking into consideration lot frontages and areas, building height, coverage, mass, setbacks, privacy and overview;~~
- ~~e)d) The lots are fully serviced by municipal water and wastewater systems; and,~~
- ~~f)e) The lots have frontage on a public road.~~

40. [New] A definition of Agricultural impact assessment is added to the Urban Hamilton Official Plan, Volume 1: Chapter G – Glossary as shown below:

**Agricultural impact assessment: A study that evaluates the potential impacts of non-agricultural development on agricultural operations and the Agricultural System and recommends ways to avoid or, if avoidance is not possible, minimize and mitigate adverse impacts (Greenbelt Plan, 2017).**

41. [New] A definition of Major facilities is added to the Urban Hamilton Official Plan, Volume 1: Chapter G – Glossary as shown below:

**Major facilities: Means facilities which may require separation from sensitive land uses, including but not limited to airports, manufacturing uses, transportation infrastructure and corridors, rail facilities, marine facilities, sewage treatment facilities, waste management systems, oil and gas pipelines, industries, energy generation facilities and transmission systems, and resource extraction activities.**

42. [New] A definition of Office parks is added to the Urban Hamilton Official Plan, Volume 1: Chapter G – Glossary as shown below:

**Office parks: Employment areas or areas where there are significant concentrations of offices with high employment densities.**

43. [New] A definition of Prime agricultural area is added to the Urban Hamilton Official Plan, Volume 1: Chapter G – Glossary as shown below:

**Prime agricultural area: An area where prime agricultural lands predominate. This includes areas of prime agricultural lands and associated Canada Land Inventory Class 4 through 7 lands and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. Prime agricultural areas are to be identified by the Ontario Ministry of Agriculture, Food and Rural Affairs using guidelines developed by the Province as amended from time to time (Greenbelt Plan, 2017).**

44. [New] A definition of Prime agricultural land is added to the Urban Hamilton Official Plan, Volume 1: Chapter G – Glossary as shown below:

**Prime agricultural land: Specialty crop areas and/or Canada Land Inventory Class 1, 2, and 3 lands, as amended from time to time, in this order of priority for protection (PPS, 2020).**

45. [New] A definition of Rail facilities is added to the Urban Hamilton Official Plan, Volume 1: Chapter G – Glossary as shown below:

**Rail facilities: means rail corridors, rail sidings, train stations, inter-modal facilities, rail yards and associated uses, including designated lands for future rail facilities.**



46. The definition of Significant Habitat of Threatened or Endangered Species in Section 4.1.6 of Official Plan Amendment No. 167, Appendix F – Volume 1: Chapter G – Glossary is modified so that it reads:

Significant Habitat of Threatened or Endangered Species: means that habitat, as approved by the Ministry of ~~Northern Development, Mines, Natural Resources and Forestry~~, **the Environment, Conservation and Parks** that is necessary for the maintenance survival and/or recovery of naturally occurring or reintroduced populations of species at risk and where those areas of occurrence are occupied or habitually occupied by the species during all or any part(s) of its lifecycle. To identify which species are threatened or endangered, the City will refer to the Species at Risk in Ontario list **O. Reg. 230/08: SPECIES AT RISK IN ONTARIO LIST** that is prepared and updated by the Ministry of ~~Northern Development, Mines, Natural Resources and Forestry~~ **Environment, Conservation and Parks**. The City may collaborate with the Province during the early stages of the planning process, to ensure that the significant habitat of threatened or endangered species on lands affected by or contiguous to any proposed *development* or *site alteration* is properly evaluated and identified.

47. [New] A definition of Specialty crop areas is added to the Urban Hamilton Official Plan, Volume 1: Chapter G – Glossary as shown below:

**Specialty crop areas: Areas designated using guidelines developed by the Province, as amended from time to time. In these areas, specialty crops are predominantly grown such as tender fruits (peaches, cherries, plums), grapes, other fruit crops, vegetable crops, greenhouse crops, and crops from agriculturally developed organic soil usually resulting from:**

- a) **soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both;**
- b) **farmers skilled in the production of specialty crops; and**
- c) **a long-term investment of capital in areas such as crops, drainage, infrastructure and related facilities and services to produce, store, or process specialty crops (PPS, 2020).**

#### **Volume 1 – Modifications to Schedules and Appendices**

48. The Urban Boundary in Section 4.1.7 a) of Official Plan Amendment No. 167, Appendix G – Volume 1: Schedule A – Provincial Plans is modified by adding the lands shown as Urban Expansion Area – Neighbourhoods and Urban Expansion Area – Employment Areas to the Urban Boundary, as shown in Appendix A attached hereto.
49. The Urban Boundary in Section 4.1.7 b) of Official Plan Amendment No. 167, Appendix H – Volume 1: Schedule B – Natural Heritage System is modified by adding the lands shown as Urban Expansion Area – Neighbourhoods and Urban Expansion Area – Employment Areas to the Urban Boundary, as shown in Appendix A attached hereto.
50. The Urban Boundary in Section 4.1.7 c) of Official Plan Amendment No. 167, Appendix I – Volume 1: Schedule B-1 – Detailed Natural Heritage Features Key Natural Heritage Features Life Science ANSI, is modified by adding the lands shown as Urban Expansion Area – Neighbourhoods and Urban Expansion Area – Employment Areas to the Urban Boundary, as shown in Appendix A attached hereto.
51. The Urban Boundary in Section 4.1.7 d) of Official Plan Amendment No. 167, Appendix J – Volume 1: Schedule B-2 – Detailed Natural Heritage Features Key Natural Heritage Features Significant Woodlands, is modified by adding the lands shown as Urban Expansion Area – Neighbourhoods and Urban Expansion Area – Employment Areas to the Urban Boundary, as shown in Appendix A attached hereto.



52. The Urban Boundary in Section 4.1.7 e) of Official Plan Amendment No. 167, Appendix K – Volume 1: Schedule B-4 – Detailed Natural Heritage Features Key Natural Heritage Features and Key Hydrologic Features Wetlands, is modified by adding the lands shown as Urban Expansion Area – Neighbourhoods and Urban Expansion Area – Employment Areas to the Urban Boundary, as shown in Appendix A attached hereto.
53. The Urban Boundary in Section 4.1.7 f) of Official Plan Amendment No. 167, Appendix L – Volume 1: Schedule B-5 – Detailed Natural Heritage Features Key Hydrologic Features Lakes and Littoral Zones, is modified by adding the lands shown as Urban Expansion Area – Neighbourhoods and Urban Expansion Area – Employment Areas to the Urban Boundary, as shown in Appendix A attached hereto.
54. The Urban Boundary in Section 4.1.7 g) of Official Plan Amendment No. 167, Appendix M – Volume 1: Schedule B-6 – Detailed Natural Heritage Features Local Natural Area Environmentally Significant Areas, is modified by adding the lands shown as Urban Expansion Area – Neighbourhoods and Urban Expansion Area – Employment Areas to the Urban Boundary, as shown in Appendix A attached hereto.
55. The Urban Boundary in Section 4.1.7 h) of Official Plan Amendment No. 167, Appendix N – Volume 1: Schedule B-7 – Detailed Natural Heritage Features Local Natural Area Earth Science ANSI, is modified by adding the lands shown as Urban Expansion Area – Neighbourhoods and Urban Expansion Area – Employment Areas to the Urban Boundary, as shown in Appendix A attached hereto.
56. The Urban Boundary in Section 4.1.7 i) of Official Plan Amendment No. 167, Appendix O – Volume 1: Schedule B-8 – Detailed Natural Heritage Features Key Hydrologic Feature Streams, is modified by adding the lands shown as Urban Expansion Area – Neighbourhoods and Urban Expansion Area – Employment Areas to the Urban Boundary, as shown in Appendix A attached hereto.
57. The Urban Boundary in Section 4.1.7 j) of Official Plan Amendment No. 167, Appendix P – Volume 1: Schedule C – Functional Road Classification is modified by adding the lands shown as Urban Expansion Area – Neighbourhoods and Urban Expansion Area – Employment Areas to the Urban Boundary, as shown in Appendix A attached hereto.
58. The Urban Boundary in Section 4.1.7 k) of Official Plan Amendment No. 167, Appendix Q – Volume 1: Schedule E – Urban Structure is modified by adding the lands shown as Urban Expansion Area – Neighbourhoods and Urban Expansion Area – Employment Areas to the Urban Boundary, as shown in Appendix A attached hereto.
59. Section 4.1.7 k) of Official Plan Amendment No. 167, Appendix Q – Volume 1: Schedule E – Urban Structure is modified by redesignating 128 Tope Crescent, shown on Appendix B attached hereto, from “Employment Areas” to “Neighbourhoods.”
60. Section 4.1.7 k) of Official Plan Amendment No. 167, Appendix Q – Volume 1: Schedule E – Urban Structure is modified by redesignating 1400 South Service Road, as shown on Appendix C attached hereto, from “Employment Areas” to “Neighbourhoods.”
61. The Urban Boundary in Section 4.1.7 l) of Official Plan Amendment No. 167, Appendix R – Volume 1: Schedule E-1 – Urban Land Use Designations is modified by adding the lands shown as Urban Expansion Area – Neighbourhoods and Urban Expansion Area – Employment Areas to the Urban Boundary, as shown in Appendix A attached hereto.
62. Section 4.1.7 l) of Official Plan Amendment No. 167, Appendix R – Volume 1: Schedule E-1 – Urban Land Use Designations is modified by redesignating 128 Tope Crescent, shown on Appendix B attached hereto, from “Industrial Land” to “Neighbourhoods.”



63. Section 4.1.7 l) of Official Plan Amendment No. 167, Appendix R – Volume 1: Schedule E-1 – Urban Land Use Designations is modified by redesignating 1400 South Service Road, as shown on Appendix C attached hereto, from “Business Park” to “Mixed Use – High Density.”
64. The Urban Boundary in Section 4.1.7 m) of Official Plan Amendment No. 167, Appendix S – Volume 1: Schedule F – Airport Influence Area is modified by adding the lands shown as Urban Expansion Area – Residential and Urban Expansion Area – Employment Areas to the Urban Boundary, as shown in Appendix A attached hereto.
65. The Urban Boundary in Section 4.1.7 n) of Official Plan Amendment No. 167, Appendix T – Volume 1: Schedule G – Local Housing Market Zones is modified by adding the lands shown as Urban Expansion Area – Neighbourhoods and Urban Expansion Area – Employment Areas to the Urban Boundary, as shown in Appendix A attached hereto.
66. The Urban Boundary in Section 4.1.7 o) of Official Plan Amendment No. 167, Appendix U – Volume 1: Schedule H – Provincially Significant Employment Zones is modified by adding the lands shown as Urban Expansion Area – Neighbourhoods and Urban Expansion Area – Employment Areas to the Urban Boundary, as shown in Appendix A attached hereto.
67. The Urban Boundary in Section 4.1.8 a) of Official Plan Amendment No. 167, Appendix V – Appendix A – Parks Classification Map is modified by adding the lands shown as Urban Expansion Area – Neighbourhoods and Urban Expansion Area – Employment Areas to the Urban Boundary, as shown in Appendix A attached hereto.
68. The Urban Boundary in Section 4.1.8 b) of Official Plan Amendment No. 167, Appendix W – Appendix B – Major Transportation Facilities and Routes is modified by adding the lands shown as Urban Expansion Area – Neighbourhoods and Urban Expansion Area – Employment Areas to the Urban Boundary, as shown in Appendix A attached hereto.
69. The Urban Boundary in Section 4.1.8 c) of Official Plan Amendment No. 167, Appendix X – Appendix D – Noise Exposure Forecast Contours and Primary Zoning Regulation Area is modified by adding the lands shown as Urban Expansion Area – Neighbourhoods and Urban Expansion Area – Employment Areas to the Urban Boundary, as shown in Appendix A attached hereto.
70. The Urban Boundary in Section 4.1.8 d) of Official Plan Amendment No. 167, Appendix Y – Appendix E – Contaminated Sites is modified by adding the lands shown as Urban Expansion Area – Neighbourhoods and Urban Expansion Area – Employment Areas to the Urban Boundary, as shown in Appendix A attached hereto.
71. The Urban Boundary in Section 4.1.8 e) of Official Plan Amendment No. 167, Appendix Z – Appendix F – Cultural Heritage Resources is modified by adding the lands shown as Urban Expansion Area – Neighbourhoods and Urban Expansion Area – Employment Areas to the Urban Boundary, as shown in Appendix A attached hereto.
72. The Urban Boundary in Section 4.1.8 f) of Official Plan Amendment No. 167, Appendix AA – Appendix F-4 – Archaeological Potential is modified by adding the lands shown as Urban Expansion Area – Neighbourhoods and Urban Expansion Area – Employment Areas to the Urban Boundary, as shown in Appendix A attached hereto.
73. The Urban Boundary in Section 4.1.8 g) of Official Plan Amendment No. 167, Appendix AB – Appendix G – Boundaries Map is modified by adding the lands shown as Urban Expansion Area – Neighbourhoods and Urban Expansion Area – Employment Areas to the Urban Boundary, as shown in Appendix A attached hereto.



**Volume 2 – Text Modifications**

74. [New] Policy 2.8.6.1 g) is deleted from the Urban Hamilton Official Plan, Volume 2: Chapter B-2 – Ancaster Secondary Plans as shown below:

~~g) The overall density for the Ancaster Community Node shall be 50 people and jobs per hectare.~~

**Volume 2 – Modifications to Schedules and Appendices**

75. [New] Map B.2.8-1: Ancaster Wilson Street Secondary Plan Land Use Plan of the Urban Hamilton Official Plan, Volume 2 is modified by redesignating 15 Lorne Avenue, as shown on Appendix D attached hereto, from “Low Density Residential 1” to “Mixed-Use Medium Density.”
76. [New] Map B.6.2-1: Ainslie Wood Westdale Secondary Plan Land Use Plan of the Urban Hamilton Official Plan, Volume 2 is modified by redesignating 128 Tope Crescent, as shown on Appendix B attached hereto, from “Employment Area – Industrial Lands” to “Low Density Residential 3.”

**Volume 3 – Text Modifications**

77. Policy 4.0 is added to site-specific policy UFN-5 in Section 4.3.2 of Official Plan Amendment No. 167, Appendix A – Volume 3: Chapter C – Urban Site Specific Policies as shown below:

**4.0 Through future development of the subject lands, if potential adverse impacts on any nearby agricultural operations are identified and cannot be avoided, they will be minimized and mitigated to the extent feasible.**

Dated at Toronto this 4<sup>th</sup> day of November, 2022

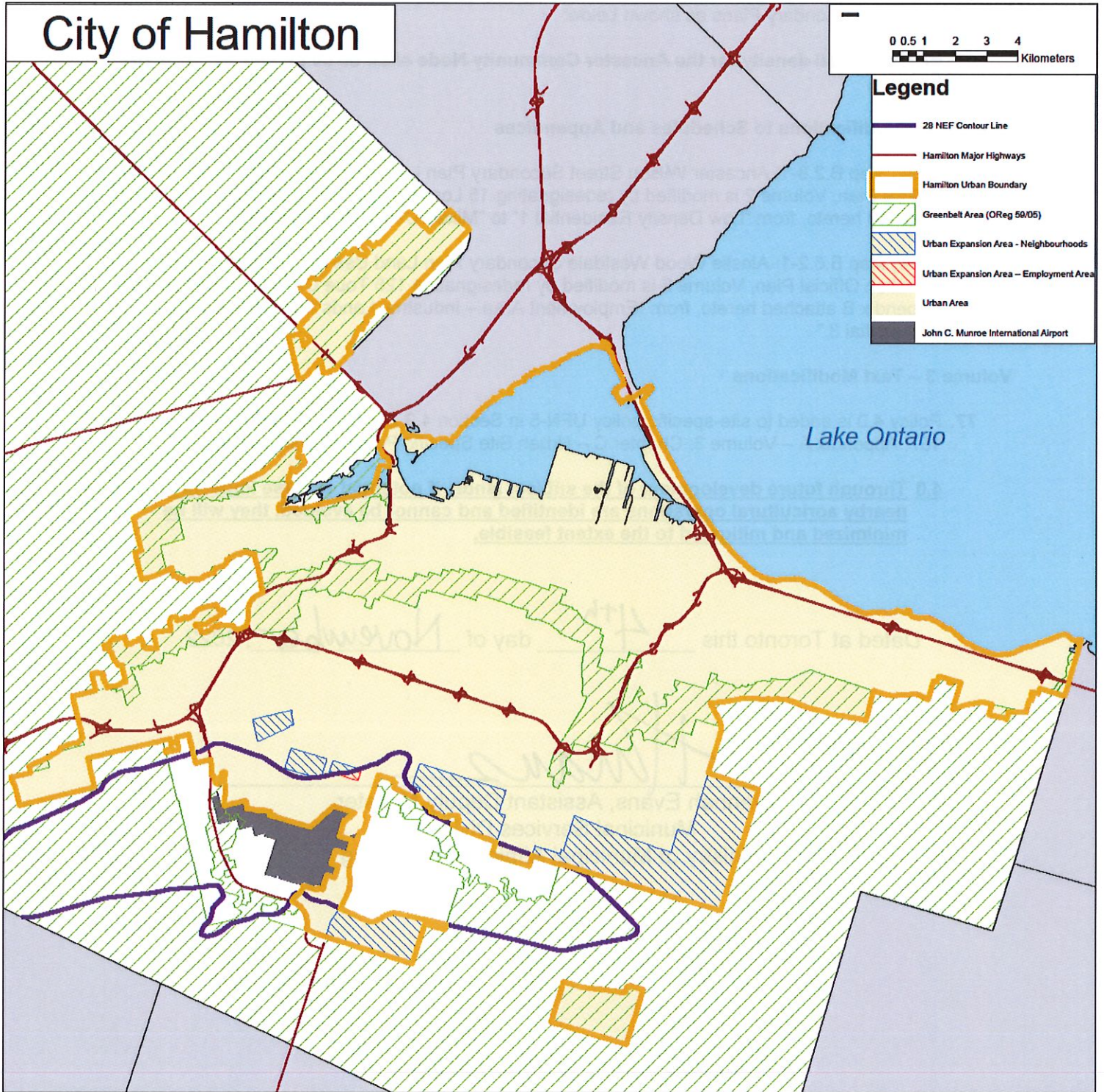


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Hannah Evans, Assistant Deputy Minister  
Municipal Services Division  
Ministry of Municipal Affairs and Housing

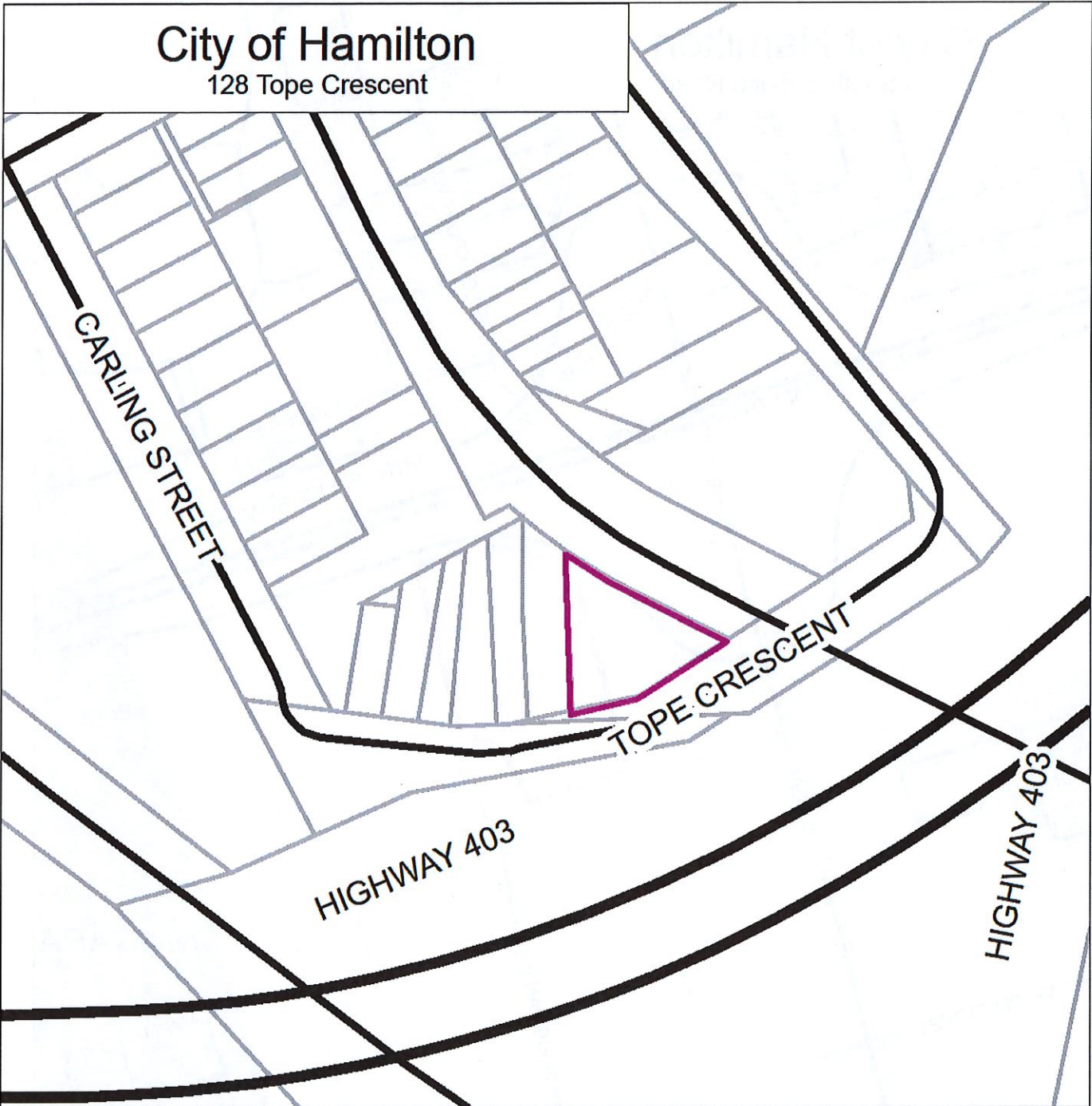


Appendix A



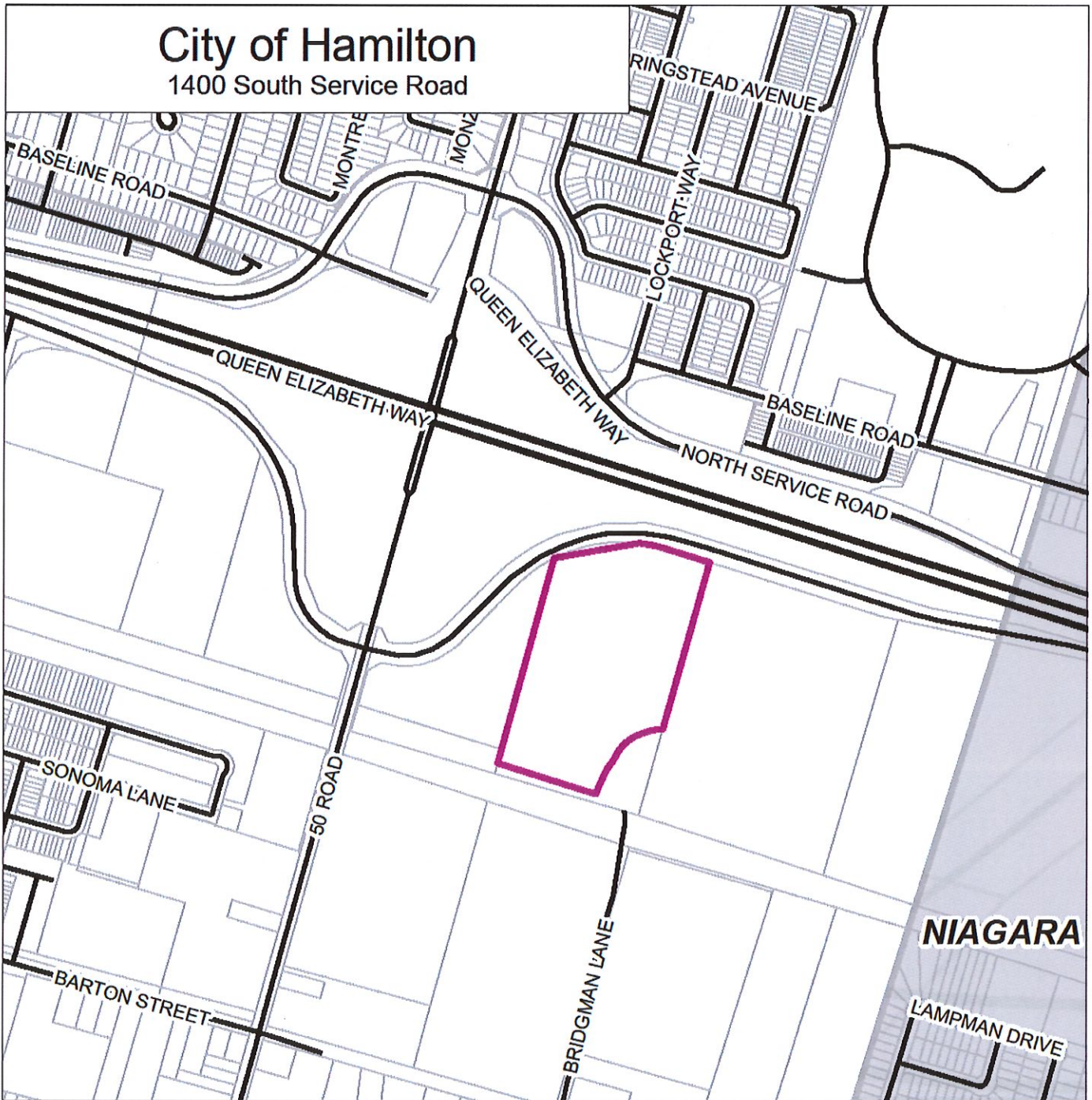


Appendix B





Appendix C





Appendix D

