

Ontario Municipal Board
Commission des affaires municipales
de l'Ontario



ISSUE DATE: September 24, 2014

CASE NO(S):

PL110331
PL090779
PL101381
PL120574
PL131287

PROCEEDING COMMENCED UNDER subsection 17(36) of the *Planning Act*, R.S.O. 1990, C. P. 13, as amended

Appellants: See Schedule "1"
Subject: Official Plan Amendment No. 35 to the Region of Hamilton-Wentworth Official Plan
Municipality: City of Hamilton
OMB Case No.: PL090779
OMB File No.: PL090779 (See Schedule "1")

PROCEEDING COMMENCED UNDER subsection 17(36) of the *Planning Act*, R.S.O. 1990, C. P. 13, as amended

Appellants: See Schedule "1"
Subject: Official Plan Amendment No. 128 to the Town of Ancaster Official Plan (PL090780);
Official Plan Amendment No. 18 to the Town of Dundas Official Plan (PL090781);
Official Plan Amendment No. 118 to the Town of Flamborough Official Plan (PL090782);
Official Plan Amendment No. 75 to the Township of Glanbrook Official Plan (PL090783);
Official Plan Amendment No. 220 to the City of Hamilton Official Plan (PL090784);
Official Plan Amendment No. 149 to the City of Stoney Creek Official Plan (PL090785)
Municipality: City of Hamilton
OMB Case No.: PL090779
OMB File Nos.: PL090780-PL090785 (See Schedule "1")

PROCEEDING COMMENCED UNDER subsection 17(40) of the *Planning Act*, R.S.O. 1990, C. P. 13, as amended

Appellant: See Schedule "2"
 Subject: Failure of the Minister of Municipal Affairs and Housing to announce a decision respecting the City of Hamilton Urban Official Plan
 Municipality: City of Hamilton
 OMB Case No.: PL101381
 OMB File No.: PL101381 (See Schedule "2")

PROCEEDING COMMENCED UNDER subsection 17(36) of the *Planning Act*, R.S.O. 1990, C. P. 13, as amended

Appellants: See Schedule "3"
 Subject: The new City of Hamilton Urban Official Plan
 Municipality: City of Hamilton
 OMB Case No.: PL110331
 OMB File No.: PL110331 (See Schedule "3")

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant: Auburn Developments Inc.
 Subject: Application to amend Zoning By-law 6593 – Refusal of application by the City of Hamilton
 Existing Zoning: "J" (Light and Limited Heavy Industrial, etc.) District
 Proposed Zoning: "E-3" (High Density Multiple Dwellings) District
 Purpose: To permit a 10 storey student residential building
 Property Address/Description: 17 Ewen Road
 Municipality: City of Hamilton
 Municipal File No.: ZAC-07-062
 OMB Case No.: PL120574
 OMB File No.: PL120574

PROCEEDING COMMENCED UNDER subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant: Auburn Developments Inc.
 Subject: Request to amend the Official Plan – Refusal of request by the City of Hamilton
 Existing Designation: “Industrial”
 Proposed Designation: “High Density Residential”
 Purpose: To permit a 10 storey student residential building
 Property Address/Description: 17 Ewen Road
 Municipality: City of Hamilton
 Approval Authority File No.: OPA-07-016
 OMB Case No.: PL120574
 OMB File No.: PL120575

Schedule “1”

Appellants to the amendments to the in-force Official Plans of the former Region of Hamilton-Wentworth, Towns of Ancaster, Dundas and Flamborough, Township of Glanbrook and Cities of Hamilton and Stoney Creek (OMB Case No. PL090779)

OMB FILE NO.	APPELLANT NAME
PL090784	Shawcor Ltd.

Schedule “2”

Appellants to the failure of the Minister of Municipal Affairs and Housing to announce a decision respecting the City of Hamilton Urban Official Plan (OMB Case No. PL101381)

OMB FILE NO.	APPELLANT NAME
PL101381	A. DeSantis Developments Ltd.
	LIUNA Group Corp.
	St. Joseph’s Villa

Schedule “3”

Appellants to the new City of Hamilton Urban Official Plan (OMB Case No. PL110331)

OMB FILE NO.	APPELLANT NAME
PL110331	2000963 Ontario Inc.
	2051206 Ontario Inc.

	2084696 Ontario Inc.
	2188410 Ontario Inc.
	456941 Ontario Ltd., 1263339 Ontario Ltd., and Lea Silvestri
	909940 Ontario Inc.
	Artstone Holdings Limited
	Carmen Chiaravelle, 1694408 Ontario Ltd., John Edward Demik, Peter Demik, Demik Brothers Hamilton Ltd., and Elaine Vyn
	City of Hamilton
	Corpveil Holdings Limited
	Flamborough Power Centre Inc., Flamborough South Centre Inc., Clappison Five Six Properties Inc.
	Freeland Developments Limited
	Gino and Olindo DalBello
	Lynmount Developments Limited
	Mondelēz Canada Inc. (formerly Kraft Canada Inc.)
	Mud and First Inc.
	Multi-Area Developments Inc.
	Norman Vartanian
	Paletta International Corporation
	Paletta International Corporation (re: Elfrida)
	Spallacci & Sons Limited
	Sullstar Twenty Limited
	Twenty Road Developments Inc.
	Upper Centennial Developments Ltd.
	Waterdown Bay Ltd.

PROCEEDING COMMENCED UNDER subsection 17(40) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant: City of Hamilton
Subject: Failure of Ministry of Municipal Affairs and Housing to announce a decision respecting Proposed Official Plan Amendment No. 25-OP-2009

Municipality: City of Hamilton
OMB Case No.: PL131287
OMB File No.: PL131287

Heard: June 23, 2014 in Hamilton, Ontario

APPEARANCES:**Parties****Counsel**

City of Hamilton

M. Minkowski
M. KovacevicMinistry of Municipal Affairs
and Housing

U. Popadic

St. Joseph's Villa

S. Snider

**MEMORANDUM OF ORAL DECISION DELIVERED BY SUSAN de AVELLAR
SCHILLER ON JUNE 23, 2014 AND ORDER OF THE BOARD**

INTRODUCTION

[1] The matters before the Board are appeals related to the new City of Hamilton ("City") Urban Hamilton Official Plan ("UHOP") adopted by the City on July 9, 2009, and approved by the Minister of Municipal Affairs and Housing ("MMAH") with modifications on March 16, 2011, appeals of the failure of the MMAH to make a decision regarding the UHOP, prior to March 16, 2011, and appeals related to amendments to the in-force official plans of the former Region of Hamilton-Wentworth, Towns of Ancaster, Dundas and Flamborough, Township of Glanbrook and Cities of Hamilton and Stoney Creek.

[2] Also before the Board are appeals by Auburn Developments Inc. ("Auburn") regarding a proposed official plan amendment and associated zoning by-law amendment to permit a 10 storey student residence on lands zoned and designated for industrial use. These matters, previously scheduled for hearing, were adjourned to permit the parties to consider the implications of new noise guidelines issued by the former Ministry of the Environment, now Ministry of the Environment and Climate Change. No new hearing date has been set at this time.

[3] At the parties' request, the Board agreed to divide the hearing into several segments. Each hearing segment will deal with one or more specific topic areas. Pre-hearing conferences to deal with motions, settlements, procedural orders for various hearing segments, and so on, have been, and will continue to be, interspersed between hearing segments to move matters along in an efficient manner.

[4] There are two matters before the Board at this appearance:

1. The appeals by St. Joseph's Villa
2. The status of certain matters subject to a non-decision by MMAH

APPEALS BY ST. JOSEPH'S VILLA

[5] The Board was advised that the parties are engaged in ongoing discussions and no hearing date has been set in this matter. The parties will provide an update on the status of these discussions at the next scheduled appearance on **Tuesday, September 23 at 10 a.m. at:**

**OMB Courtroom #6
McMaster Learning Centre
50 Main Street East
Hamilton, Ontario**

[6] No further notice is required.

[7] In addition to the update on the status of the St. Joseph's Villa matters, the Board may also hear evidence regarding other site-specific matters.

MATTERS SUBJECT TO A NON-DECISION BY MMAH

[8] The City has appealed certain non-decisions by MMAH. The case number for this appeal is PL131287. At the request of the parties, the Board consolidates case number PL131287 with these other matters consolidated previously with the UHOP.

[9] The City and MMAH have reached a settlement regarding five of the non-decisions and those settlements are before the Board at this appearance. No one appeared in opposition.

[10] The Board heard uncontested evidence from Joanne Hickey-Evans on these matters. Ms. Hickey-Evans is a full Member of the Canadian Institute of Planners and a Registered Professional Planner in Ontario who is qualified to provide the Board with independent expert opinion evidence in land use planning matters.

[11] Attachment 1 to this decision sets out the settlement of MMAH non-decisions 112, 114, 116, 117 and 119.

[12] For four out of the five, the UHOP provisions as adopted are confirmed and no changes are needed to the text or schedules.

[13] The settlements for non-decisions 112, 116 and 117 confirm and protect employment lands.

[14] The settlement for non-decision 114 confirms and protects open space and the natural heritage system.

[15] The settlement for non-decision 119 adds block townhouses in addition to singles, semi-detached and street townhouses, thereby contemplating the possibility of a broader range of residential unit types as part of any redevelopment and

intensification.

[16] The Board finds that these settlements have had appropriate regard to matters of provincial interest, as set out in s. 2 of the *Planning Act*, R.S.O. 1990, c. P.13.

[17] The Board further finds that these settlements are consistent with the Provincial Policy Statement and conform to the Growth Plan for the Greater Golden Horseshoe.

[18] Those sections of the UHOP, modified as set out in Attachment 1, are approved.

ORDER

[19] The Board orders that:

1. Case PL131287 is consolidated to these proceedings.
2. The Urban Hamilton Official Plan is modified in accordance with Attachment 1 to this decision and those sections so modified are approved.

“Susan de Avellar Schiller”

SUSAN de AVELLAR SCHILLER
VICE-CHAIR

Ontario Municipal Board

A constituent tribunal of Environment and Land Tribunals Ontario
Website: www.elfto.gov.on.ca Telephone: 416-212-6349 Toll Free: 1-866-448-2248

ATTACHMENT 1

Required Changes to the Urban Hamilton Official Plan – Resolution of MMAH Non Decisions (non appealed)

PL131287

Non-Decision Number	Address	Policies/Schedules	Settlement
112	606 Aberdeen Avenue	<p><u>Volume 1</u> Schedules E, E-1</p> <p><u>Volume 2</u> Policies: Section B.6.4 Maps: B.6.4-1 and B.6.4-2</p>	<p><i>Schedule E – Urban Structure Plan</i> Non-decision 112 be deleted and the lands are identified as Employment Areas, as adopted by City Council on July 9, 2009 be approved</p> <p><i>Schedule E-1 – Urban Land Use Designations</i> Non-decision 112 be deleted and the lands are designated as Employment Area-Business Park,, as adopted by City Council on July 9, 2009 be approved</p> <p><i>Section B.6.4 – West Hamilton Innovation District Secondary Plan</i> Non-decision 112 be deleted and the policies, as adopted by City Council on July 9, 2009 be approved.</p> <p><i>Map B.6.4-1 – West Hamilton Innovation District Land Use Plan</i> Non-decision 112 be deleted and the lands are designated as Employment Area-Research District, as adopted by City Council on July 9, 2009 be approved</p> <p><i>Map B.6.4-2 – West Hamilton Innovation District Design Elements</i> Non-decision 112 be deleted and the design elements for the property be approved, as adopted by City Council on July 9, 2009 be approved</p>
114	Highland Road north of Rymal Road East and west of Second Road West (Karst Lands)	<p><u>Volume 1</u> Schedules B, B-7, B-8, E, E-1</p> <p><u>Volume 2:</u> Map B.7.6-1</p> <p><u>Volume 3:</u> Map SC-1</p>	<p><i>Schedule B - Natural Heritage System</i> Non decision 114 be deleted and the core area be approved, as adopted by City Council on July 9, 2009 be approved.</p> <p><i>Schedule B-7 – Local Natural Areas, Earth Science ANSI's</i> Non decision 114 be deleted and the Area Specific Policy - USC- 1 and USC-2 be approved, , as adopted by City Council on July 9, 2009 be approved.</p>

Required Changes to the Urban Hamilton Official Plan – Resolution of MMAH Non Decisions (non appealed)

PL131287

Non-Decision Number	Address	Policies/Schedules	Settlement
			<p><i>Schedule B-8 – Key Hydrologic features - Streams</i> Non decision 114 be deleted and the Key Hydrologic feature – Streams be approved, as adopted by City Council on July 9, 2009 be approved.</p> <p><i>Schedule E – Urban Structure Plan</i> Non-decision 114 be deleted and the lands are identified as Major Open Space, as adopted by City Council on July 9, 2009 be approved</p> <p><i>Schedule E-1 – Urban Land Use Designations</i> Non-decision 114 be deleted and the lands are designated as Open Space , as adopted by City Council on July 9, 2009 be approved</p> <p><i>Map B.7.6-1 – West Mountain Heritage green) Secondary Plan land Use Plan</i></p> <p><i>Map Sc-1 – Delete Non Decision 114.</i></p>
116	495 Wentworth Street North	Volume 1 Policies: B.2*, B.3.3.1, B.3.1.2 to B.3.1.2.5, B.3.2*, B.3.3*, B.3.5*, B.3.6*, B.3.7* C.3.2*, C.3.3, C.4.5.8, C.4.5.15 to C.4.5.19, E.2.2.1, E.2.6*, E.2.7*, E.2.8*, E.3.0, E.5.0*, F.1.12, G (*Entire Policy Section appealed)	No changes to the text are required
117	43 Lloyd St 2243361 Ontario Ltd. Dominion Glass building	Volume 1 Policies: B.2*, B.3.3.1, B.3.1.2 to B.3.1.2.5, B.3.2*, B.3.3*, B.3.6*, B.3.7* C.3.2*, C.4.5.8, C.4.5.15 to C.4.5.19, E.2.2.1, E.2.6*, E.2.7*, E.3.0, E.5.0*, F.1.12, G	No changes to the text are required

Required Changes to the Urban Hamilton Official Plan – Resolution of MMAH Non Decisions (non appealed)

PL131287

Non-Decision Number	Address	Policies/Schedules	Settlement
		(*Entire Policy Section appealed)	
119	345 Glancaster Road	Volume 2 Map: B.5.3-1	In accordance with the staff report and the Council minutes. A UHOP amendment was required to implement this proposal: Volume 2; Map: B.5.3-1: Redesignate the subject lands from Low Density to 2 to Low Density 2c

PL110331: Exhibit 59

Settlement with MMAH - Non-Decision 114

Highland Road (North of Rymal Road East and Second Road West – Karst Lands)

Clean Copy of Settled Policies

June 23, 2014

Volume 2, Chapter B – Stoney Creek Secondary Plans

B.7.6 - West Mountain Area (Heritage Green) Secondary Plan

“7.6.8.18 Additional area specific policies are found in Volume 3, Chapter B - Area Specific Policy Areas, for the lands located east of Upper Mount Albion Road, west of Second Road, south to the hydro corridor, north and south of Rymal Road, west to Second Road West, and north, almost to Highland Road. These lands are shown as Area Specific Policy Area USC-1 and USC-5 on Map SC-1 – Area Specific Policies of Volume 3. The associated policies in Volume 3 shall apply to development of these lands.”

Volume 3 Chapter B – Stoney Creek Area Specific Policies

“USC-5 Lands located north of Rymal Road, west of Second Road, south of Highland Road and east of the Trinity West Secondary Plan area.


1.0 In addition to the policies of Section C.2.0 – Natural Heritage System of Volume 1, the following policies shall apply to the lands located north of Rymal Road, west of Second Road, south of Highland road and east of the Trinity West Secondary Plan area, shown as Area Specific USC-5 on Map SC-1:

- a) Notwithstanding Policy C.3.2.1 of Volume 1, utilities, municipal infrastructure and transportation facilities, corridors and easements, electrical facilities used for generation and distribution of electrical power, natural gas and oil pipelines, and telecommunications facilities shall not be permitted unless it can be demonstrated through technical monitoring studies, that the proposed undertaking shall have no negative impact on the Eramosa Karst.
- b) The following monitoring studies shall be required in addition to any other municipal required studies:



- i) Streamflow Monitoring;
- ii) Spring Discharge Monitoring;
- iii) Precipitation Monitoring;
- iv) Surface Water Quality Monitoring;
- v) Groundwater Quality;
- vi) Risk of Contamination by surface Streams;
- vii) Downstream Flooding;
- viii) Channel Erosion; and,
- ix) Fluvial Geomorphology Study.

Individuals who prepare these studies must have expertise in environmental hydrology and geomorphology, and civil engineering.

- c) In addition to Policy 1.0 b) above, a stormwater management report and Environmental Impact Statements shall be required to incorporate the results of the monitoring studies.
- d) Any proposed changes to land use within USC-5 shall require an amendment to this plan.
- e) In addition to studies required as part of Policy F.1.19.6 of Volume 1, and additional technical studies in accordance with policy USC-5 1.0 b) and c), any proposed change in land use shall be required to demonstrate that there will be no negative impact to the Eramosa Karst prior to processing any amendments. These studies must be submitted as part of a complete application, and must be completed to the satisfaction of the City, and Conservation Authority."

 Lands to be identified as USC-5



Legend
 USC-1
 USC-2

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

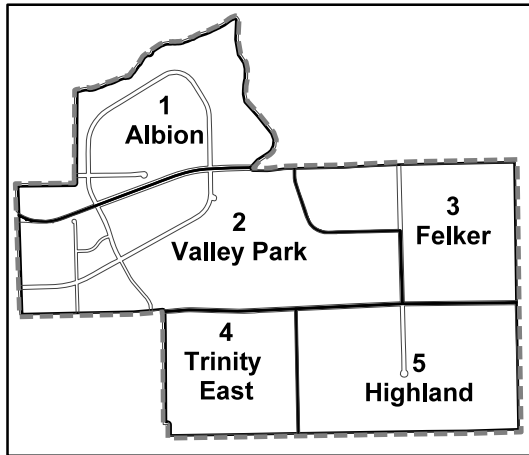
Urban Hamilton Official Plan
Volume 3: Map SC-1
Area Specific Policies



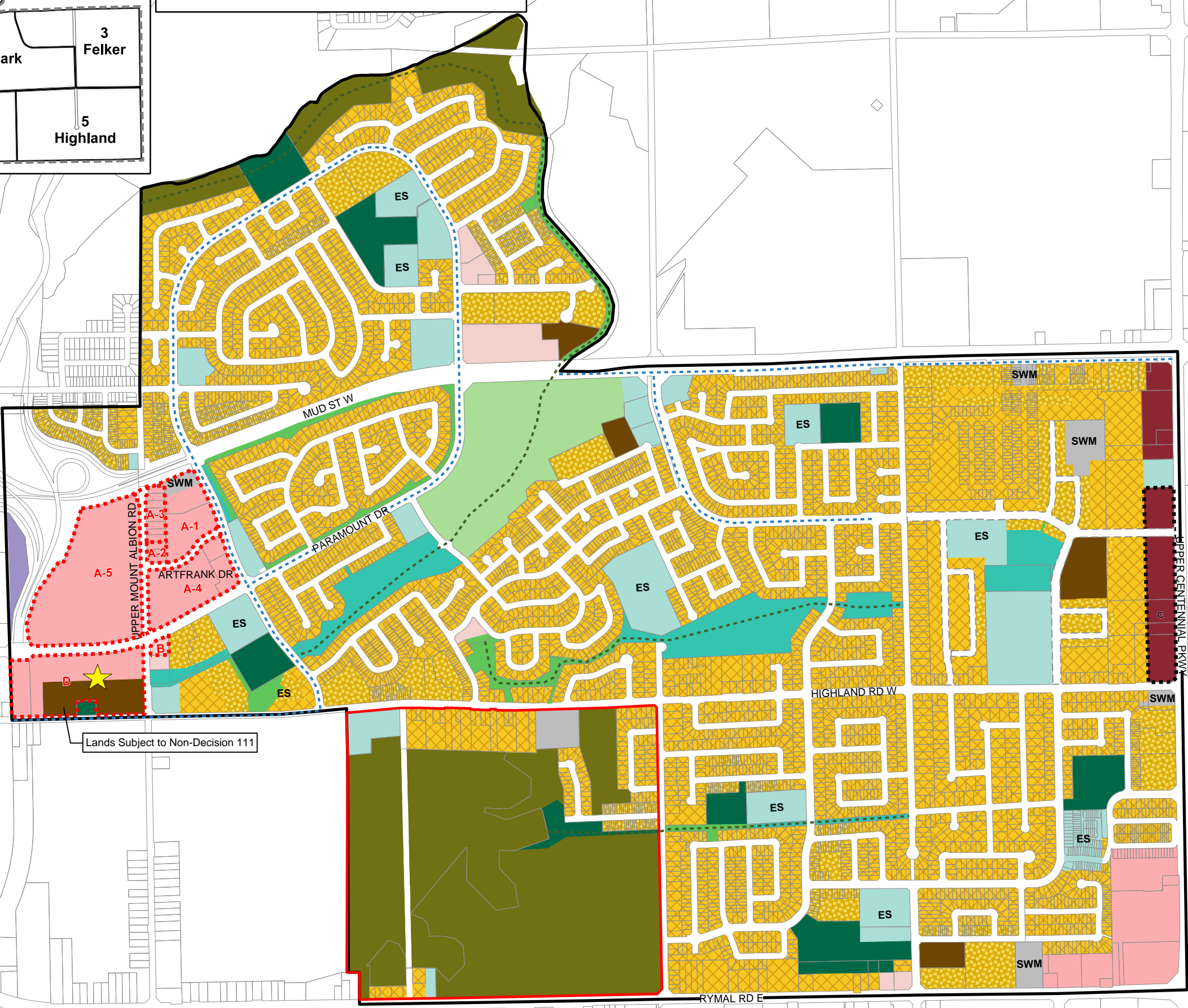
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**OMB Case No. PL110331
Exhibit 58**

Lands Under Appeal
★ 512 Highland Road West



- Legend**
- Residential Designations**
- Low Density Residential 2b
 - Low Density Residential 3c
 - Medium Density Residential 3
- Commercial and Mixed Use Designations**
- Local Commercial
 - Mixed Use - Medium Density
 - Arterial Commercial
- Parks and Open Space Designations**
- Neighbourhood Park
 - Community Park
 - City Wide Park
 - General Open Space
 - Natural Open Space
- Other Designations**
- Institutional
 - ES Elementary School
 - Employment
 - Utility
 - SWM Storm Water Management
- Other Features**
- Area or Site Specific Area
 - On Street Bikeway
 - Off Street Bikeway / Walkway
 - Proposed Roads
 - Secondary Plan Boundary
 - Land Use Designations within this boundary (except Natural Open Space) to be updated by future Trinity East Secondary Plan.



Lands Subject to Non-Decision 111

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

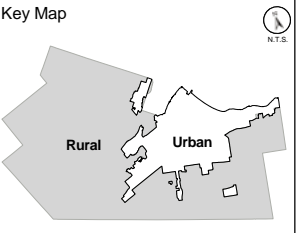
**Urban Hamilton Official Plan
West Mountain Area
(Heritage Green)
Secondary Plan
Land Use Plan
Map B.7.6-1**

Not To Scale

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OMB Case No. PL110331

Exhibit 57



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

APPEAL

The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park, the Mount Hope area, and the Airport Business Park, and following Twenty Road and Garner Road to Fiddlers Green Road in the west remains under appeal – see illustration on Schedules E and E-1, Volume 1

★ Lands Under Appeal

- 305 Stone Church Road W



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

Not To Scale

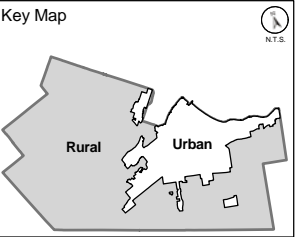
Date: Oct. 30, 2013

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OMB Case No. PL110331

Exhibit 56



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

APPEAL

The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park, the Mount Hope area, and the Airport Business Park, and following Twenty Road and Garner Road to Fiddlers Green Road in the west remains under appeal – see illustration on Schedules E and E-1, Volume 1

Legend

- Local Natural Area Earth Science ANSI
- Area Specific Policy - USC-1, USC-2 and USC-5 in Volume 3

Other Features

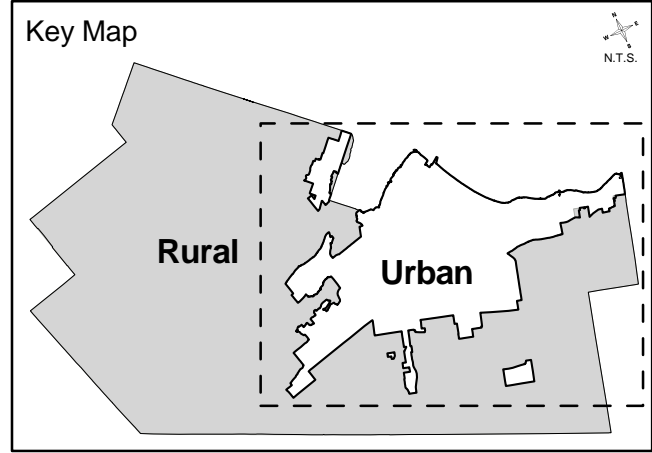
- Rural Area
- John C. Munro Hamilton International Airport
- Niagara Escarpment
- Urban Boundary
- Municipal Boundary

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



Haldimand County



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

APPEAL

The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park, the Mount Hope area, and the Airport Business Park, and following Twenty Road and Garner Road to the west remains under appeal – see illustration on Schedules E and E-1, Volume 1

★ Lands Under Appeal

- 305 Stone Church Road West
- 313 Stone Church East & lands bounded by Stone Church Road East, Upper Wellington Street, Lincoln M Alexander Parkway and Upper Wentworth Street

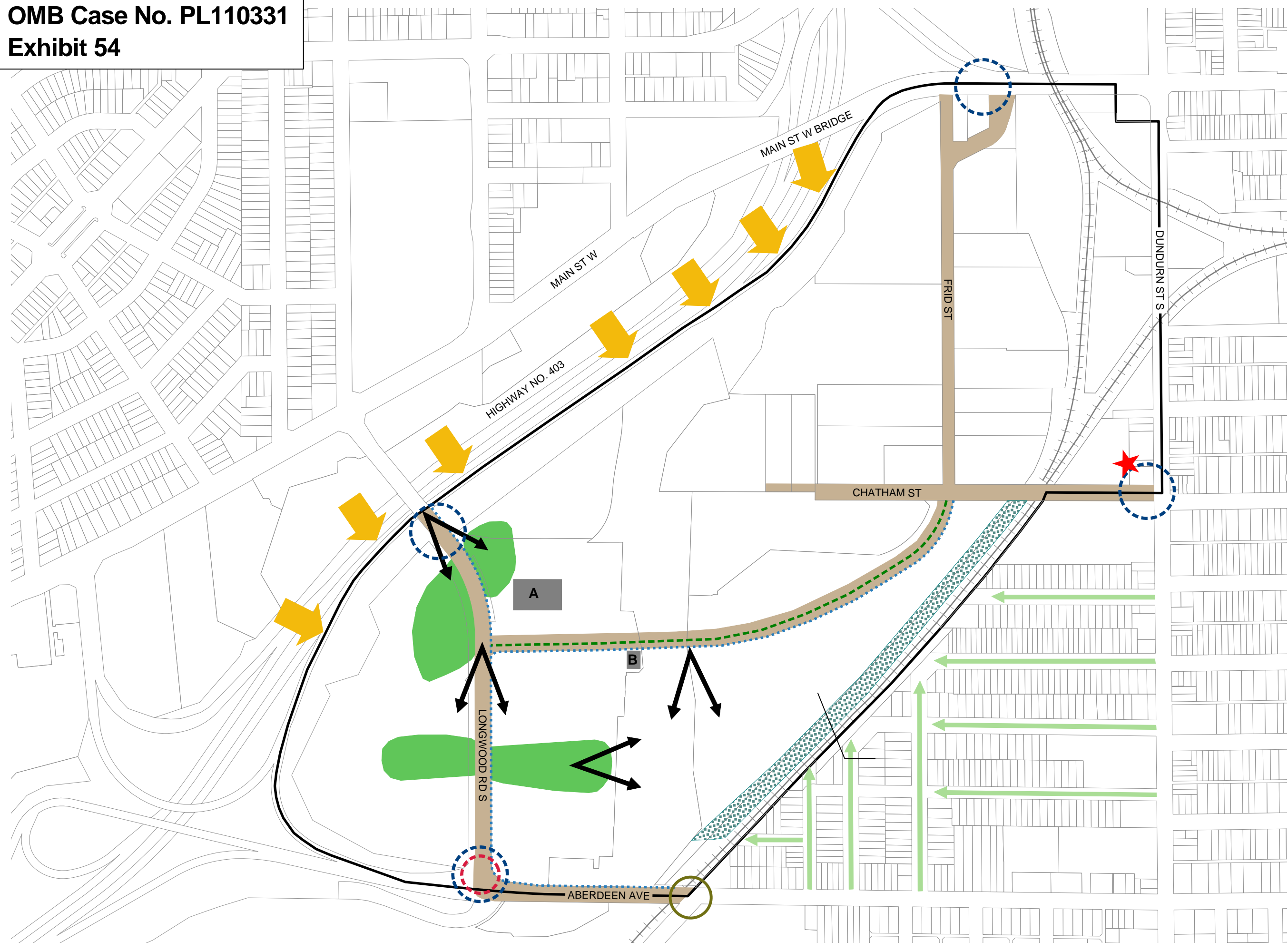
Legend

- Core Areas
- Area Specific Policy - USC-1, USC-2 and USC-5 in Volume 3
- Linkages
- Parks & General Open Space (Excluding Parkettes)
- Streams
- 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
Schedule B
Natural Heritage System**





Legend

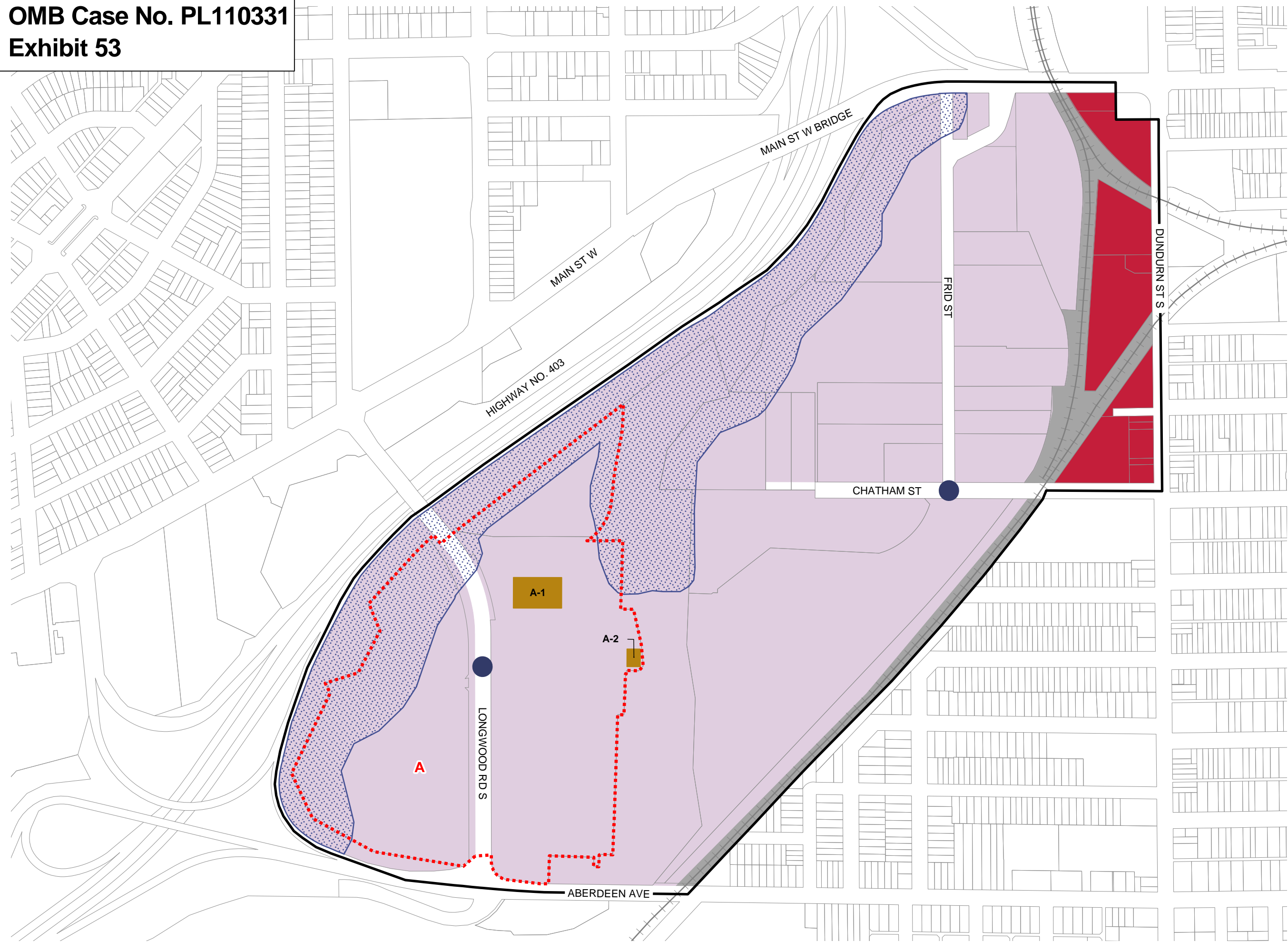
- Open Space
- Streetscape Master Plan
- Landscape Buffer
- Historical Buildings
- A** Former Westinghouse Office/building
- B** Boiler/Power House
- Landmark Midrise Building
- Entrance Feature
- Future Roundabout
- Connection Opportunity to Chedoke Natural Trail System
- Views from Hwy 403 and Main West Bridge
- Views from Local Streets
- Views to Escarpment
- Future Frid Street Extension (Exact alignment to be determined through Environmental Study Report)
- Bicycle Lanes
- Future Road Extensions (Exact location to be determined through Environmental Study Report)
- Railways
- Secondary Plan Boundary

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

Urban Hamilton Official Plan
West Hamilton Innovation District
Secondary Plan
 Design Elements
 Map B.6.4-2



OMB Case No. PL110331
Exhibit 53



Legend

- District Commercial
- Employment Area - Research District
- Utility
- Other Features**
- Area or Site Specific Policy
- Lands within Generic Regulated Area of the Hamilton Conservation Authority
- Buildings of Historic Interest
- Future Road Extensions (Exact location to be determined through Environmental Study Report)
- Railways
- Secondary Plan Boundary

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

Urban Hamilton Official Plan
West Hamilton Innovation District
Secondary Plan
 Land Use Plan
 Map B.6.4-1



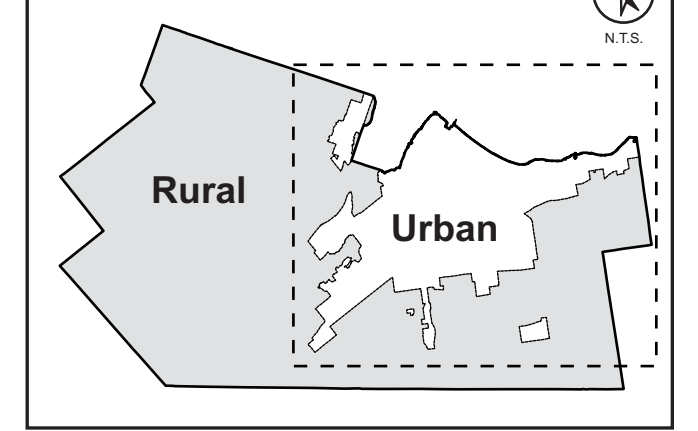
OMB Case No. PL110331 Exhibit 52

APPEALS

----- The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park, the Mount Hope area, and the Airport Business Park, and following Twenty Road and Garner Road to Fiddlers Green Road in the west remains under appeal.

- ★ Lands Under Appeal**
- 17, 20, 22, 26, 28, 58 and 60 Ewen Road, 5 Offield Road and 20 Rifle Range Road (AWW Lands)
 - 272 First Road West (PIN No. 170971125)
 - 0 Rymal Road East (PIN No. 170840029)
 - 212 Glover Road (PIN No. 170840059)

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 Business Park
 - Shipping & Navigation
- Other Features**
- Rural Area
 - John C. Munro Hamilton International Airport
 - Niagara Escarpment
 - Urban Boundary
 - Municipal Boundary
 - Lands Subject to Non Decision 113 West Harbour Setting Sail

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

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



Date: April 24, 2014

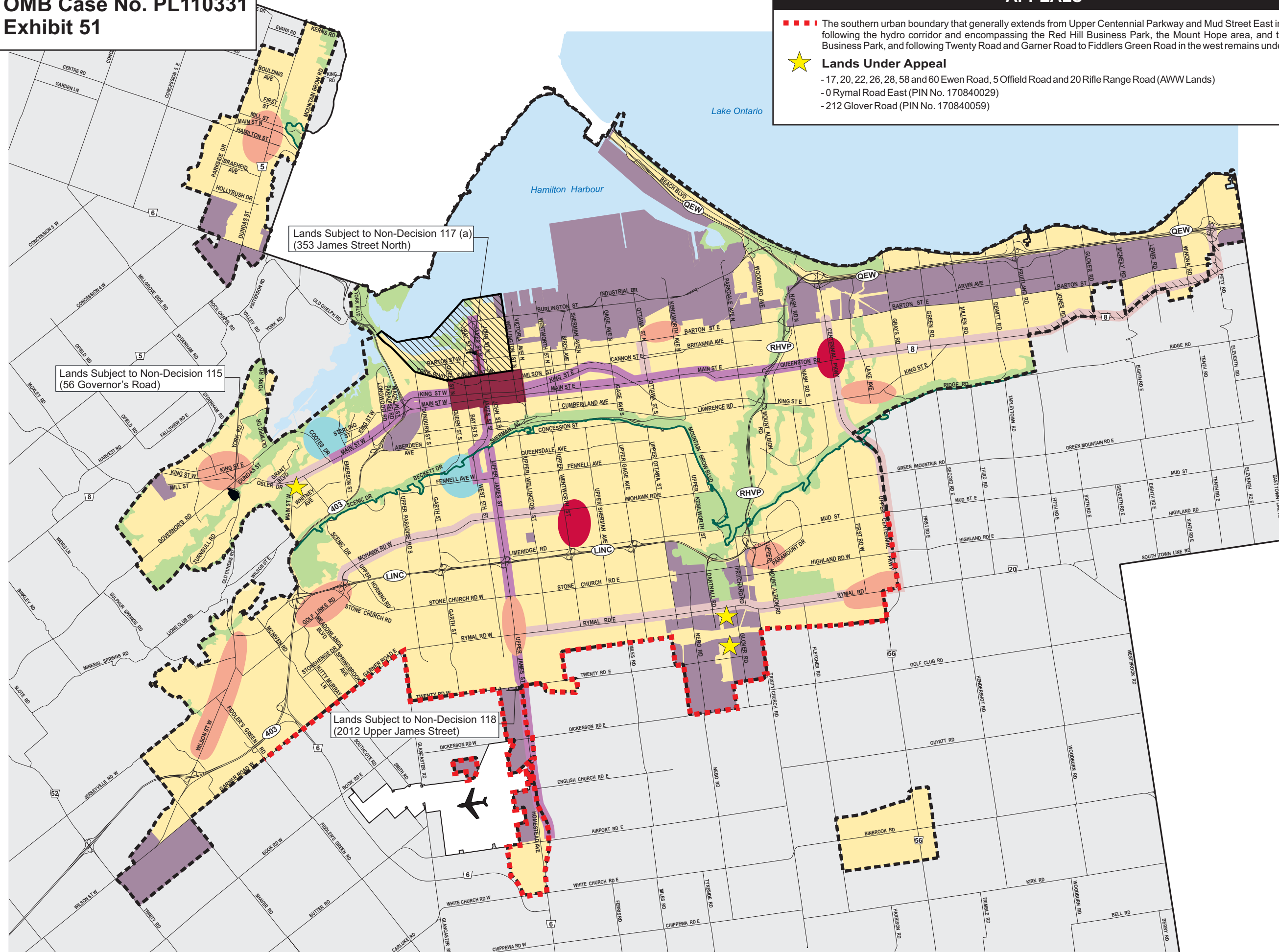


PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

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- ■ ■ ■ The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park, the Mount Hope area, and the Airport Business Park, and following Twenty Road and Garner Road to Fiddlers Green Road in the west remains under appeal.
- ★ **Lands Under Appeal**
 - 17, 20, 22, 26, 28, 58 and 60 Ewen Road, 5 Ofield Road and 20 Rifle Range Road (AWW Lands)
 - 0 Rymal Road East (PIN No. 170840029)
 - 212 Glover Road (PIN No. 170840059)

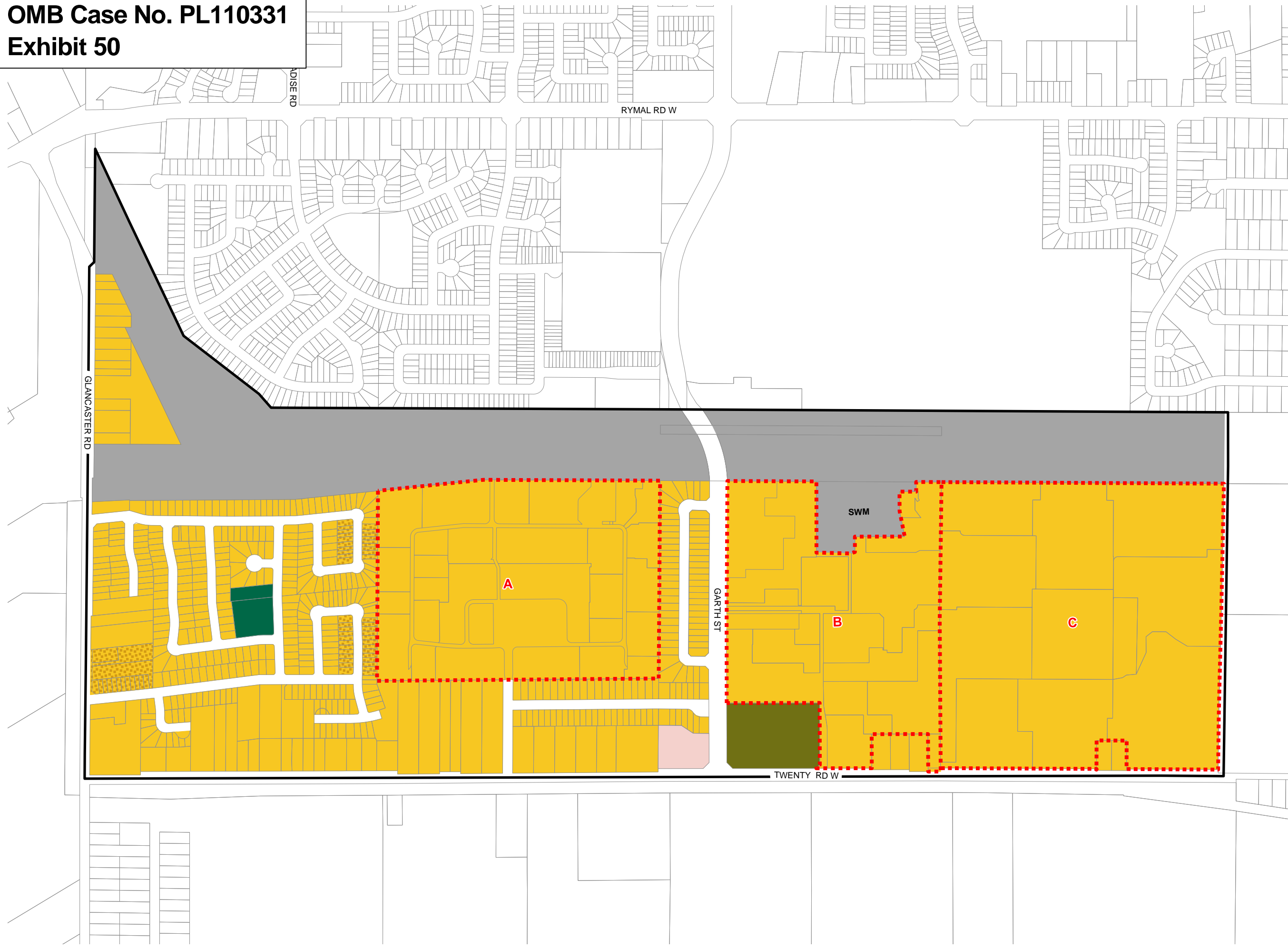


- Legend**
- Urban Structure Elements**
- Neighbourhoods
 - Employment Areas
 - Major Activity Centres
 - Major Open Space
- Nodes**
- Downtown Urban Growth Centre
 - Sub Regional Service
 - Community
- Corridors**
- Primary
 - Secondary
 - Potential Expansion of Secondary Corridor
- Other Features**
- 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**





Legend

- Residential Designations**
- Low Density Residential 2
 - Low Density Residential 2C
- Parks and Open Space Designations**
- Neighbourhood Park
 - Natural Open Space
- Other Designations**
- Local Commercial
 - Utility
 - SWM** Storm Water Management
- Other Features**
- Area or Site Specific Policy
 - Secondary Plan Boundary

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

Urban Hamilton Official Plan
North-West Glanbrook
Secondary Plan
 Land Use Plan
 Map B.5.3-1

