



**Authority:** Item 33, Economic Development  
and Planning Committee  
Report: 10-020 (PED 10153b,  
PED10153a/FCS1062a/PW10080)  
CM: October 13, 2010

**Bill No. 287**

## CITY OF HAMILTON

BY-LAW NO. 10-287

To Adopt:

Official Plan Amendment No. 41 to the former Region of Hamilton-Wentworth Official Plan;  
Official Plan Amendment No. 135 to the Town of Ancaster Official Plan; and  
Official Plan Amendment No. 82 to the former Township of Glanbrook Official Plan

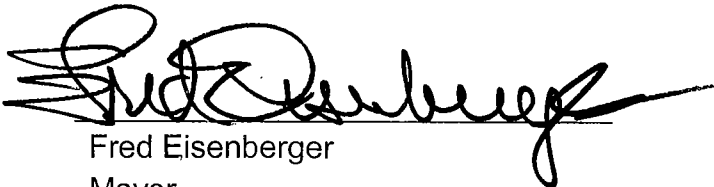
Respecting:

### The Airport Employment Growth District

**NOW THEREFORE** the Council of the City of Hamilton enacts as follows:

1. Amendment No. 41 to the Official Plan of the former Region of Hamilton-Wentworth Planning Area consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.
2. Amendment No. 135 to the Official Plan of the former Town of Ancaster Planning Area consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.
3. Amendment No. 82 to the Official Plan of the former Township of Glanbrook Planning Area consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

**PASSED** this 13<sup>th</sup> day of October 2010



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Fred Eisenberger  
Mayor



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Rose Caterini  
City Clerk

**Amendment No. 41 to the former Region of Hamilton-Wentworth Official Plan;  
Amendment No. 135 to the Town of Ancaster Official Plan; and  
Amendment No. 82 to the former Township of Glanbrook Official Plan**

The following text, together with the following maps/schedules:

Region of Hamilton-Wentworth

- Schedule “A-2” (Map 1-Regional Development Pattern);
- Schedule “A-3” (Map 2-Agricultural Lands and Niagara Escarpment Plan Area);
- Schedule “A-4” (Map 6-Transportation);
- Schedule “A-5” (Map 7-Airport Influence Area); and,
- Schedule “A-6” (Map 4A-Natural Heritage System for Airport Employment Growth District)

Town of Ancaster

- Schedule “B-2” (Schedule A-Land Use-Rural Area);
- Schedule “B-3” (Schedule B-Land Use-Urban Area);
- Schedule “B-4” (Schedule E – Road Networks-Major Roads);
- Schedule “B-5 ” (Schedule F – Specific Policy Area);
- Schedule “B-6 ” (Schedule F-1 – Specific Policy Areas);
- Schedule “B-7” (Map B.6.9-1- Airport Employment Growth District Secondary Plan-Land Use Plan);
- Schedule “B-8” (Map B.6.9-2- Airport Employment Growth District Secondary Plan- Natural Heritage System);
- Schedule “B-9” (Map B.6.9-3- Airport Employment Growth District Secondary Plan-Road Classification);
- Schedule “B-10” (Map B.6.9-4- Airport Employment Growth District Secondary Plan-Phasing); and,
- Schedule “B-11” (Appendix “A”- Airport Employment Growth District Secondary Plan-Transit route and Trails).

Township of Glanbrook

- Schedule “C-2” - (Schedule A – Land Use Plan) ;
- Schedule “C-3” - (Schedule E – Road Network Plan) ;
- Schedule “C-4” (Map B.4-1- Airport Employment Growth District Secondary Plan-Land Use Plan);
- Schedule “C-5” (Map B.4-2- Airport Employment Growth District Secondary Plan- Natural Heritage System);
- Schedule “C-6” (Map B.4-3- Airport Employment Growth District Secondary Plan-Road Classification);
- Schedule “C-7” (Map B.4-4- Airport Employment Growth District Secondary Plan-Phasing);

and,

- Schedule "C-8" (Appendix "A"- Airport Employment Growth District Secondary Plan-Transit route and Trails)

attached hereto, constitutes:

1. Official Plan Amendment No. 41 to the former Region of Hamilton-Wentworth Official Plan
2. Official Plan Amendment No. 135 to the former Town of Ancaster Official Plan; and,
3. Official Plan Amendment No. 82 to the former Township of Glanbrook Official Plan.

**1.0 Purpose:**

The purpose of the amendments is:

1. to amend the urban boundary to add new Employment lands (Airport Employment Growth District designation) to the urban area; and,
2. to include a new secondary plan for the Airport Employment Growth District. The Plan includes both maps and policies for employment land use designations, natural and cultural heritage, infrastructure, transportation, eco-industrial, urban design and phasing of development.

**2.0 Location:**

Region of Hamilton-Wentworth - for lands generally bounded by Garner Road / Twenty Road West in the north and Carluke Road East / White Church Road in the south, Fiddler's Green Road in the west and Upper James Street in the east.

Town of Ancaster – for lands generally bounded by Glancaster Road, Garner Road East, Fiddlers Green Road and Carluke Road. The lands subject to the Secondary Plan are generally bounded by Garner Road East, Highway 6 and Glancaster Road.

Township of Glanbrook - lands generally bounded by Glancaster Road, Twenty Road, Upper James Street/Homestead, and White Church Road.

**3.0 Basis:**

The basis for permitting these Amendments is as follows:

- The City requires additional employment land to meet its 2031 employment growth forecasts;
- The City wishes to protect additional lands for employment uses post 2031;
- More specific policies and designations are required to implement the vision and goals of the Airport Employment Growth District;
- The ultimate build out of the Airport Employment Growth District will be determined by the phasing policies within the secondary plan.

**4.0 Actual Changes:**

**4.1 Region of Hamilton-Wentworth**

4.1.1 Add a new Subsection - 1.2A-Natural Heritage System - Airport Employment Growth District to Section C-Land Use Strategy, attached as Schedule A to this Amendment.

4.1.2 Delete Policies C.3.1.4.1 to C.3.1.4.11 inclusive and replace them with the following new Subsections, attached as Schedule A-1 to this Amendment.

4.1.3 Amend Policy C.4.3.5.3 a) to add the following words “, excluding the Airport Employment Growth District lands;” between ‘Urban;’ and ‘and;” so the policy reads as follows:

*“a) no sensitive land uses are permitted to be developed within areas exposed to noise disturbance levels greater than the 28 NEF, except where the lands are currently designated Urban, excluding the Airport Employment Growth District lands; and;”*

4.1.4 Add new terms to the Section D.11-Definitions, attached as Schedule A-7 to this Amendment.

**4.2 Town of Ancaster**

4.2.1 Amend Section 4: Land Use Policies by adding a new Designation as Subsection 4.8– Airport Employment Growth District, attached as Schedule B to this Amendment.

4.2.2 Amend Section 4: Land Use Policies by adding a new Designation as Section 4.9- Airport Reserve as follows:

*“4.9 Airport Reserve*

*The Official Plan contemplates the airport shall require additional lands to provide for runway expansions and airfield operations during the lifetime of this Plan to ensure the long-term viability of the airport and that interim land uses are not appropriate which might create conflicts with the feasible expansion of the airport. As a result, certain lands must be reserved specifically for the airport’s future needs.*

*4.9.1 The lands designated as Airport Reserve shall be subject to the policies of Airport Employment Growth District Secondary Plan.”*

4.2.3 Amend Policy 5.7.12 as follows:

- a) delete “and 57a” at the end of the Policy 5.12; and,
- b) delete policy 5.12.2 in its entirety.

4.2.4 Amend Section 5: Specific Policy Areas by deleting the following policies in their entirety:

- a) Policy 5.7.21 (Specific Policy Area 24);
- b) Policy 5.7.40 (Specific Policy Area 45); and,
- c) Policy 5.7.45 (Specific Policy Area 50).

4.2.5 Amend Section 6: Secondary Plans by adding a new Secondary Plan as B.6.9 - Airport Employment Growth District Secondary Plan, attached as Schedule B-1 .

#### 4.3 Township of Glanbrook

4.3.1 Amend Policy B.1.12 as follows:

- a) delete "and 2a" at the end of the Policy B.1.12; and,
- b) delete policy B.1.12. (ii) in its entirety.

4.3.2 Delete Policy B.2.6-Airport Industrial Business Park in its entirety and replace with the following new section- Employment Area - Airport Employment Growth District attached as Schedule C to this Amendment.

4.3.3 Amend Section B.2-Urban Area by adding a new Section B.4 – Airport Employment Growth District Secondary Plan, attached as Schedule C-1 to this Amendment.

4.3.4 Amend Section B.2 by adding a new Designation as Section B.2.8-Airport Reserve as follows:

*"B.2.8 Airport Reserve*

*The Official Plan contemplates the Airport shall require additional lands to provide for runway expansions and airfield operations during the lifetime of this Plan to ensure the long-term viability of the airport and that interim land uses are not appropriate which might create conflicts with the feasible expansion of the airport. As a result, certain lands must be reserved specifically for the airport's future needs.*

*2.8.1 The lands designated as Airport Reserve shall be subject to the policies of Airport Employment Growth District Secondary Plan. "*

4.3.5 Amend Policy E.2.2.6 as follows:

- a) delete the following streets and road widenings:
  - i) Dickenson Road West; and,
  - ii) Glancaster Road-Northern boundary of Township to Dickenson Road West;

b) add the following streets and associated road widenings

Road	From	To	Future Right-of-Way Width (metres)
Dickenson Road West	Glancaster Road	Highway 6	30.480
Glancaster Road	Garner Road/Rymal	South of Dickenson Road West	26.213
Upper James Street	Rymal Road	150 north of new Highway # 6 S	45.000

**5.0 Schedule Changes**

**5.1 Region of Hamilton-Wentworth**

5.1.1 That Map 1 – Regional Development Pattern be amended by:

- a) redesignating the lands from “Business Park” to “Airport Employment Growth District
- b) amending the urban boundary and including lands within the urban area;
- c) adding the Greenbelt Plan natural heritage system;
- d) deleting Special Policy areas 1, 2 and 9;

as shown on Schedule “A-2” attached to this Amendment.

5.1.2 That Map 2 – Agricultural lands and Niagara Escarpment Plan Area be amended by deleting the lands from “Prime Agricultural Lands”, as shown on Schedule “A-3” attached to this Amendment.

5.1.3 That Map 6 – Transportation be amended by deleting the road classifications, as shown on Schedule “A-4” attached to this Amendment.

5.1.4 That Map 7 –be amended by changing the urban boundary and adding the Airport Influence Area to the urban area, as shown on Schedule “A-5” attached to this Amendment; and,

5.1.5 That a new Map 4A- Natural Heritage System for Airport Employment Growth District be added, as shown on Schedule “A-6” attached to this Amendment.

**5.2 Town of Ancaster**

5.2.1 That Schedule A - Land Use-Rural Area be amended by deleting the lands from the rural area, as shown on Schedule “B-2” attached to this Amendment.

5.2.2 That Schedule B -Land Use-Urban Area be amended by:

- a) adding lands to the urban area; and,

- b) designating lands “Airport Employment Growth District”, “Airport Reserve” and “Open Space Conservation”;

as shown on Schedule “B-3” to this Amendment

- 5.2.3 That Schedule E – Road Networks-Major Roads be amended by deleting the road classification for the south side of Garner Road and Glanaster Road, and removing reference to Highway 6, as shown on Schedule “B-4” to this Amendment.
- 5.2.4 That Schedule “F”-Specific Policy Areas be amended by deleting Specific Policy Areas 24, 45, and 50, as shown on Schedule “B-5” to this Amendment.
- 5.2.5 That Schedule “F-1”-Specific Policy Areas be amended by deleting the lands shown as Specific Policy Area 57a, as shown on Schedule “B-6” to this Amendment.
- 5.2.6 That the following new maps and appendix be added to the Airport Employment Growth District Secondary Plan as follows:
  - a) Map B.6.9-1 - Airport Employment Growth District Secondary Plan-Land Use Plan, as shown on Schedule “B-7” to this Amendment;
  - b) Map B.6.9-2 - Airport Employment Growth District Secondary Plan- Natural Heritage System as shown on Schedule “B-8” to this Amendment;
  - c) Map B.6.9-3 - Airport Employment Growth District Secondary Plan-Road Classification as shown on Schedule “B-9” to this Amendment;
  - d) Map B.6.9-4 - Airport Employment Growth District Secondary Plan-Phasing, as shown on Schedule “B-10” to this Amendment; and,
  - e) Appendix “A”- Airport Employment Growth District Secondary Plan-Transit route and Trails as shown on Schedule “B-11” to this Amendment.

### 5.3 Township of Glanbrook

- 5.3.1 That Schedule A - Land Use-Plan be amended by:

- a) renaming the “Airport Industrial Business Park” to “Airport Employment Growth District Secondary Plan Area”;
- b) redesignating lands from “Agricultural” to “Airport Employment Growth District”, “Airport Reserve”, and “Open Space and Conservation” and including them in the urban area;
- c) redesignating lands from “Airport Industrial Business Park” to “Airport Reserve” and “Open Space and Conservation”;
- d) deleting Special Policy Area 1 and 2a; and,
- e) adding the Greenbelt Plan natural heritage system;

as shown on Schedule “C-2” attached to this Amendment.

- 5.3.2 That Schedule E – Road Network Plan be amended by deleting the road network for lands, as shown on Schedule “C-3” to this Amendment.

5.3.3 That the following new maps and appendix be added to the Airport Employment Growth District Secondary Plan as follows:

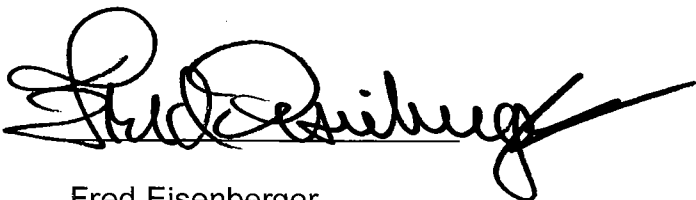
- a) Map B.4-1 - Airport Employment Growth District Secondary Plan-Land Use Plan, as shown on Schedule "C-4" to this Amendment;
- b) Map B.4-2 - Airport Employment Growth District Secondary Plan- Natural Heritage System as shown on Schedule "C-5" to this Amendment;
- c) Map B.4-3 - Airport Employment Growth District Secondary Plan-Road Classification as shown on Schedule "C-6" to this Amendment;
- d) Map B.4-4 - Airport Employment Growth District Secondary Plan-Phasing, as shown on Schedule "C-7" to this Amendment; and,
- e) Appendix "A"- Airport Employment Growth District Secondary Plan-Transit route and Trails as shown on Schedule "C-8" to this Amendment.

**6.0 Implementation:**

An implementing Zoning By-Law Amendment, site plan and plans of subdivisions will give effect to the intended uses on the subject lands.

This is Schedule "1" to By-law No. 10-287 passed on the 13th day of October, 2010.

**The  
City of Hamilton**



Fred Eisenberger  
Mayor



Rose Caterini  
City Clerk