

Urban Hamilton Official Plan Amendment No. XX

The following text constitutes Official Plan Amendment XX to the Rymal Road Secondary Plan which forms part of the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of the Urban Hamilton Official Plan Amendment is to amend the existing site specific policy in order to permit a Motor Vehicle Service Station (oil / lube service station only), Motor Vehicle Washing Establishment and additional commercial and office uses in a multi-unit commercial building. The development will include part of the existing commercial building.

2.0 Location:

The lands affected by this Amendment are located within the Rymal Road Secondary Plan in the former Township of Glanbrook and are known municipally as 2064, 2066, 2068 and 2070 Rymal Road East. They are legally described as Concession 1, Block 4, Part of Lot 4, former Township of Glanbrook.

3.0 Basis:

The basis for permitting this Amendment is as follows:

- The proposed Amendment is consistent with the Provincial Policy Statement, and conforms to the Growth Plan for the Greater Golden Horseshoe and is in keeping with the policies of the Urban Hamilton Official Plan and Rymal Road Secondary Plan.
- The proposed Amendment is compatible with the existing and planned development in the immediate area.
- The proposal satisfies all characteristics and requirements of the local commercial policies, save and except, the prescribed use of the lands which does not permit a Motor Vehicle Service Station (oil / lube service station only), and a Motor Vehicle Washing Establishment. Given the location of the subject lands along an Arterial Road in a part of the City transitioning to an urban form, the proposed additional uses are deemed to be appropriate uses for the lands.

4.0 Changes:

4.1. Text Changes – Chapter B.5.2 – Rymal Road Secondary Plan

4.1.1. That Section B.5.2.14.1 – Site Specific Policy – Area A be amended as follows:

a) Site Specific Policy – Area A, policy B.5.2.14.1 b) shall be deleted in its entirety and replaced with the following:

"b) In addition to Policy B.5.2.3.4 the following additional uses shall also be permitted:

- i) Motor Vehicle Service Station (oil / lube service station only), without the storage of fuel or chemicals
- ii) Automatic Car Wash
- iii) Manual Car Wash
- iv) Farm Produce Market
- v) Farm Equipment Sales
- vi) Business and Professional office
- vii) Restaurant
- viii) Service Use
- ix) Day Nursery
- x) Retail
- xi) Financial Establishment
- xii) Personal Service Uses
- xiii) Commercial School
- xiv) Private or Commercial Club
- xv) Billiard Parlour
- xvi) Post Office
- xvii) Tavern
- xviii) Urban Farmers Market
- xix) Veterinary Service
- xx) And buildings, structures, and uses accessory to the above-noted permitted uses."

5.0 Implementation:

An implementing Zoning By-law Amendment will give effect to the intended uses on the subject lands.

This is Schedule "1" to By-law No. ____ passed on the ____ day of, 2016.

**The
City of Hamilton**

Fred Eisenberger
MAYOR

Rose Caterini
CLERK