

Draft Urban Hamilton Official Plan Amendment No. __

The following text constitutes Official Plan Amendment __ to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to establish Urban Site Specific Area “UHC-__” to allow for Single Detached Dwellings on lands designated as “Mixed Use – Medium Density”, “Area Specific Policy UH-3”.

2.0 Location:

The lands affected by this Amendment are municipally known as 55 Rymal Road East, in the former City of Hamilton and are shown in the attached Appendix “A” to this amendment.

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.
- The proposed amendment is in keeping with the policies of the Urban Hamilton Official Plan.
- The proposed development is considered to be consistent with, and complementary to, the planned and existing development in the immediate area.
- The proposed amendment will implement the Ryckmans Neighbourhood Plan.

Schedule "1"

4.0 Actual Changes:

4.1 Text Changes

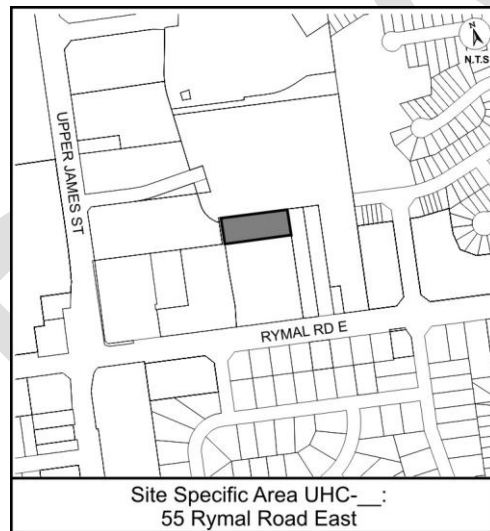
Volume 3, Chapter C – Urban Site Specific Policies

4.1.1 Urban Hamilton Official Plan Volume 3, Chapter C, Urban Site Specific Policies is amended by:

a) Adding a new Site Specific Policy – UHC-___ to read as follows:

UHC-___ Lands located at 55 Rymal Road East

1.1 In addition to the uses permitted in Area Specific Policy UH-3 and Policy E.4.6.5 – Mixed Use – Medium Density Designation of Volume 1, on the lands designated Mixed Use – Medium Density, as shown below, and located on the rear portion of 55 Rymal Road East, single detached dwellings shall be permitted.



4.2 Mapping Changes

Urban Hamilton Official Plan Volume 3: Map 2 be amended by:

a) Identifying the property located at 55 Rymal Road East, Hamilton as "UHC-___", as shown on Appendix "B" to this amendment.

Schedule “1”

5.0 Implementation:

An implementing Zoning By-Law Amendment and Site Plan 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
CITY CLERK

Schedule "1"

