

**Authority:** Item 4, Planning Committee  
Report: 22-010 (PED22121)  
CM: June 22, 2022  
Ward: 11

**Bill No. 165**

**CITY OF HAMILTON**

**BY-LAW NO. 22-**

**To Adopt:**

**Official Plan Amendment No. 35 to the  
Rural Hamilton Official Plan**

Respecting:

**5020 Tyneside Road  
(Glanbrook)**

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

1. Amendment No. 35 to the Rural Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

**PASSED** this 8<sup>th</sup> day of July, 2022.

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F. Eisenberger  
Mayor

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A. Holland  
City Clerk

## Rural Hamilton Official Plan Amendment No. 35

The following text, together with Appendix "A" – Volume 3: Appendix A – Site Specific Area Key Map, attached hereto, constitutes Official Plan Amendment No. "35" to the Rural Hamilton Official Plan.

### **1.0 Purpose and Effect:**

The purpose and effect of this Amendment is to establish a Rural Site Specific Area to permit a severed lot with no frontage on a public road and a surplus farm dwelling lot that exceeds a depth of 122 metres.

### **2.0 Location:**

The lands affected by this Amendment are known municipally as 5020 Tyneside Road, in the former Town of Flamborough.

### **3.0 Basis:**

The basis for permitting this Amendment is to facilitate the implementation of the conditions of Committee of Adjustment applications GL/B-20:60 and GL/B-20:199 in order to permit severance of a surplus farm dwelling and associated variances for the severed property.

### **4.0 Actual Changes:**

#### **4.1 Volume 3 – Special Policy and Site Specific Areas**

##### ***Text***

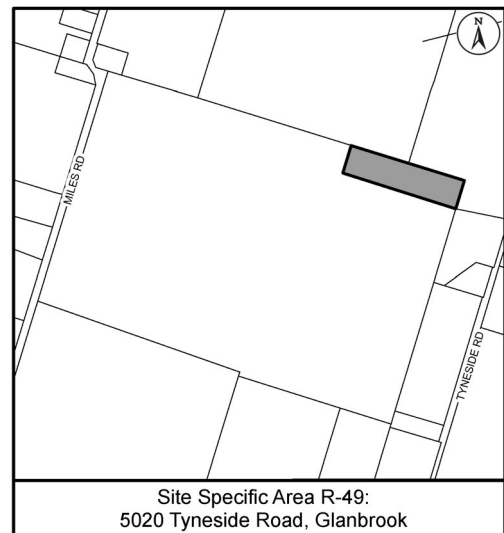
##### **4.1.1 Chapter B – Rural Site Specific Areas**

- a. That Volume 3: Chapter B – Rural Site Specific Areas be amended by adding a new Site Specific Area, as follows:

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## **“R-49 Lands located at 5020 Tyneside Road, former Township of Glanbrook**

- 1.0 Notwithstanding Policies C.4.5.8.4 and F.1.14.2.1 c) vi) of Volume 1, for the property known municipally as 5020 Tyneside Road, Glanbrook, identified as Site Specific Area R-49, development or redevelopment on a severed lot with no frontage on a public road shall be permitted.
- 2.0 Notwithstanding Policy F.1.14.2.8 a) vi) 2. of Volume 1, for the property known municipally as 5020 Tyneside Road, Glanbrook, identified as Site Specific Area R-49, the property depth shall not exceed 328.0 metres.”



## **Schedules and Appendices**

### **4.1.2 Appendix**

- a. That Volume 3: Appendix A – Site Specific Area Key Map be amended by identifying the lands municipally known as 5020 Tyneside Road, Glanbrook as Site Specific Area R-49, as shown on Appendix “A”, attached to this Amendment.

### **5.0 Implementation:**

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

This Official Plan Amendment is Schedule “1” to By-law No. 22-165 passed on the 8th day of July, 2022.

**The  
City of Hamilton**

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F. Eisenberger  
Mayor

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A. Holland  
City Clerk

Appendix A  
APPROVED Amendment No. 35  
to the Rural Hamilton Official Plan

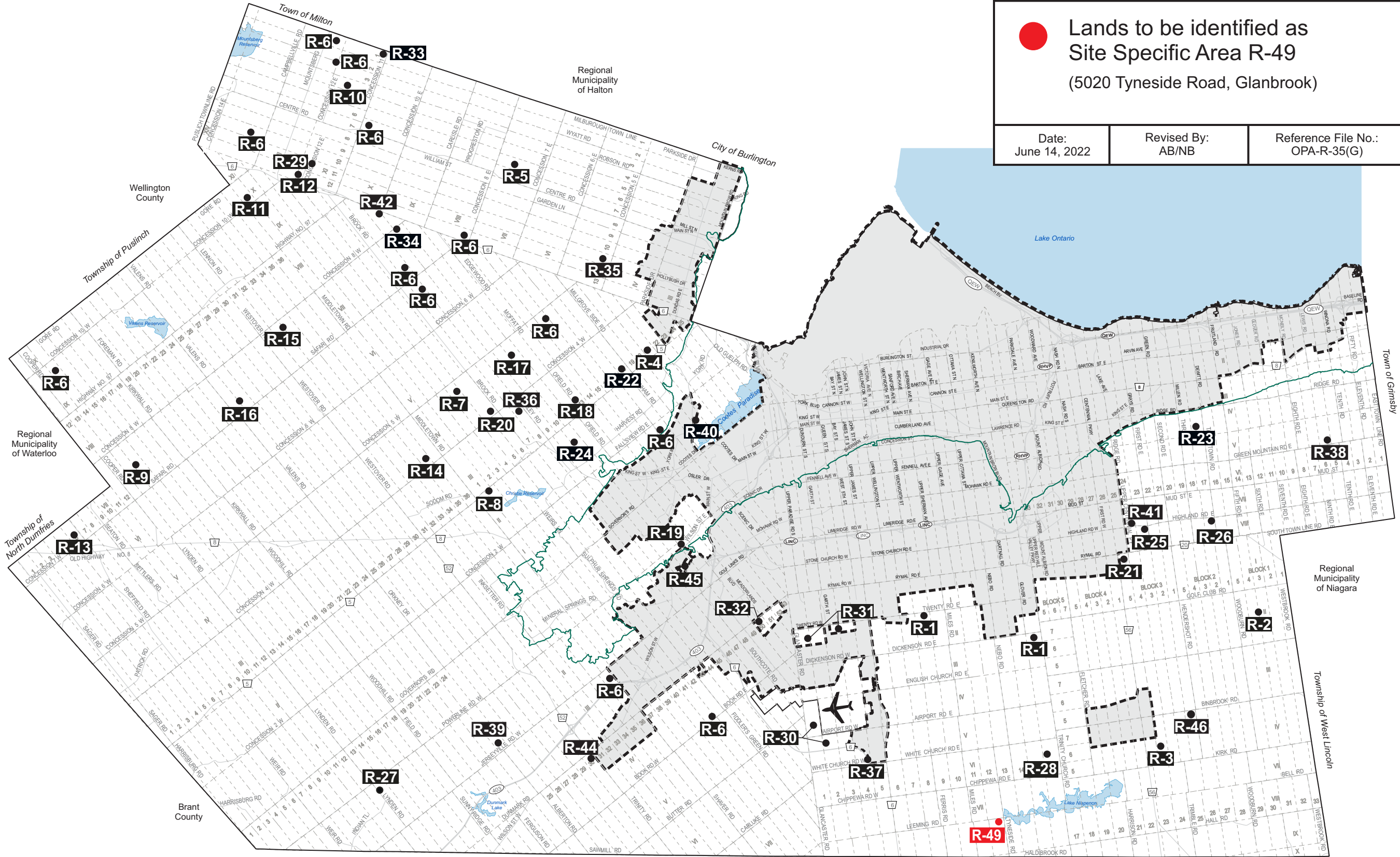


Lands to be identified as  
Site Specific Area R-49  
(5020 Tyneside Road, Glanbrook)

Date:  
June 14, 2022

Revised By:  
AB/NB

Reference File No.:  
OPA-R-35(G)



Legend

- Site Specific Areas (SSA)
- R-** Refers to Rural Site Specific Area #, Volume 3, Chapter B

Other Features

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

Council Adoption: September 27, 2006  
Ministerial Approval: December 24, 2008  
Effective Date: March 7, 2012

Rural Hamilton Official Plan  
Volume 3: Appendix A  
Site Specific Key Map

Not To Scale



Date: May 2021

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