



Hamilton

WELCOME TO THE CITY OF HAMILTON

# PLANNING COMMITTEE

October 31, 2023

# PED23213 – (CI-23-L)

Strategic Zoning Updates for Lands fronting on Rymal Road East between Nebo Road and Trinity Church Road, Hamilton.

Presented by: Shannon McKie



**SUBJECT PROPERTIES**



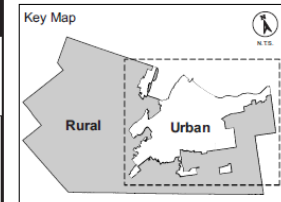
**1280 Rymal Road East, 1308 and 1318 Rymal Road East, 172 Dartnall Road and Part of 0 Rymal Road East**



# APPEALS

## UHOPA NO. 69 APPEALS - PL171450

- ★ - 3011 Homestead Drive (Glanbrook), Appellant # 4
- 237 Upper Centennial Parkway (Stoney Creek), Appellant # 14



Note: For Rural Land Use Designations, refer to Schedule D of the Rural Hamilton Official Plan.

### Legend

- Neighbourhoods
- Open Space
- Institutional
- Utility
- Urban Expansion Area - Neighbourhoods
- Urban Expansion Area - Employment

### 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 Employment Growth District
- Shipping & Navigation

### Other Features

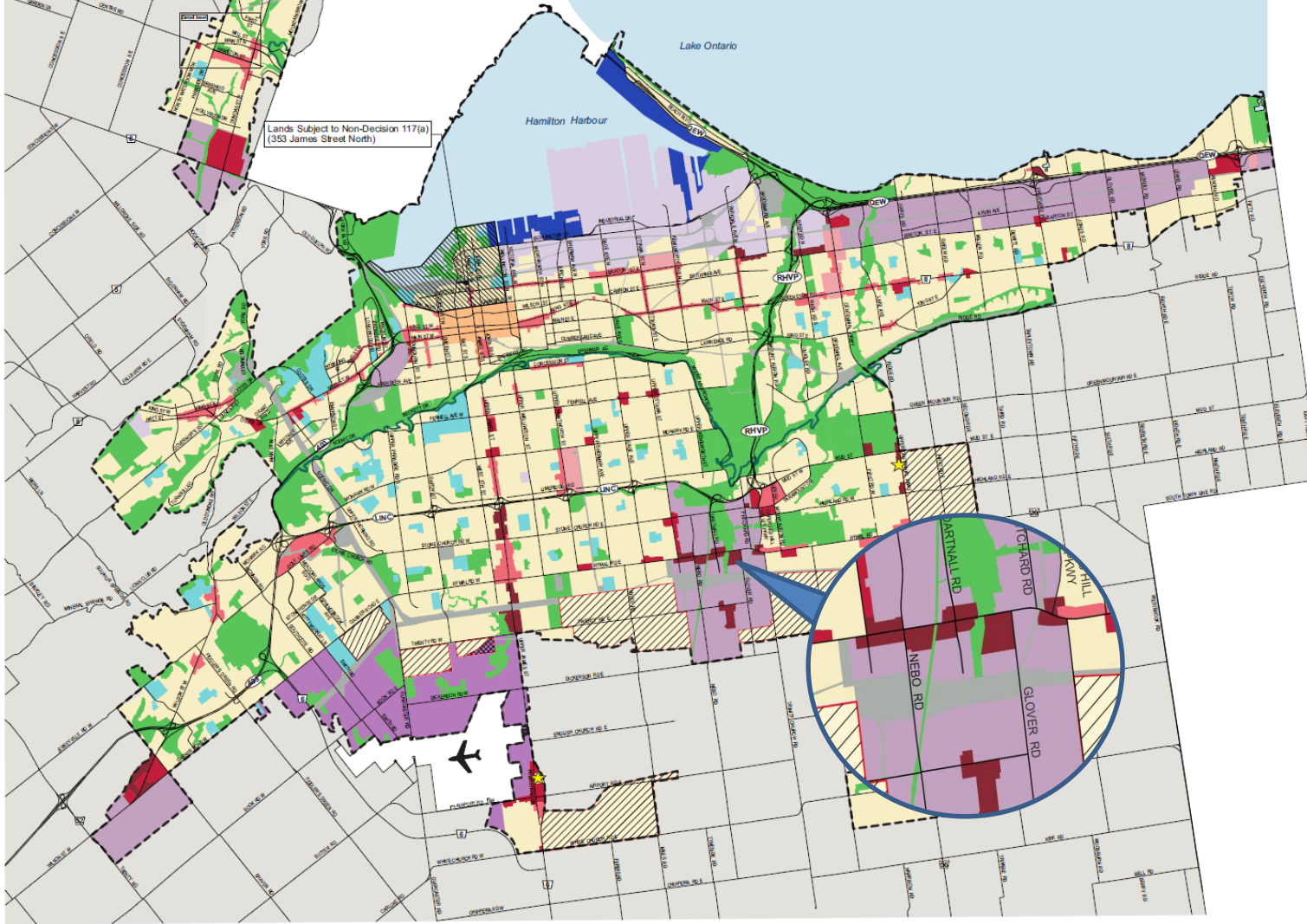
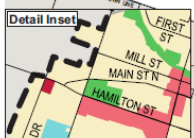
- Rural Area
- John C. Munro Hamilton International Airport
- Niagara Escarpment
- Urban Boundary
- Municipal Boundary
- Lands Subject to Non Decision 113 West Harbour Setting Sail

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

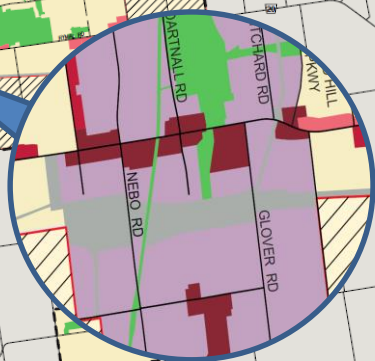
## Urban Hamilton Official Plan Schedule E-1 Urban Land Use Designations



Date: June 2023  
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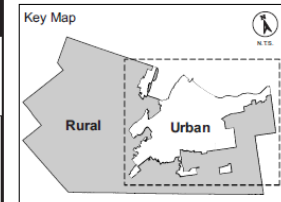
Lands Subject to Non-Decision 117(a)  
 (353 James Street North)



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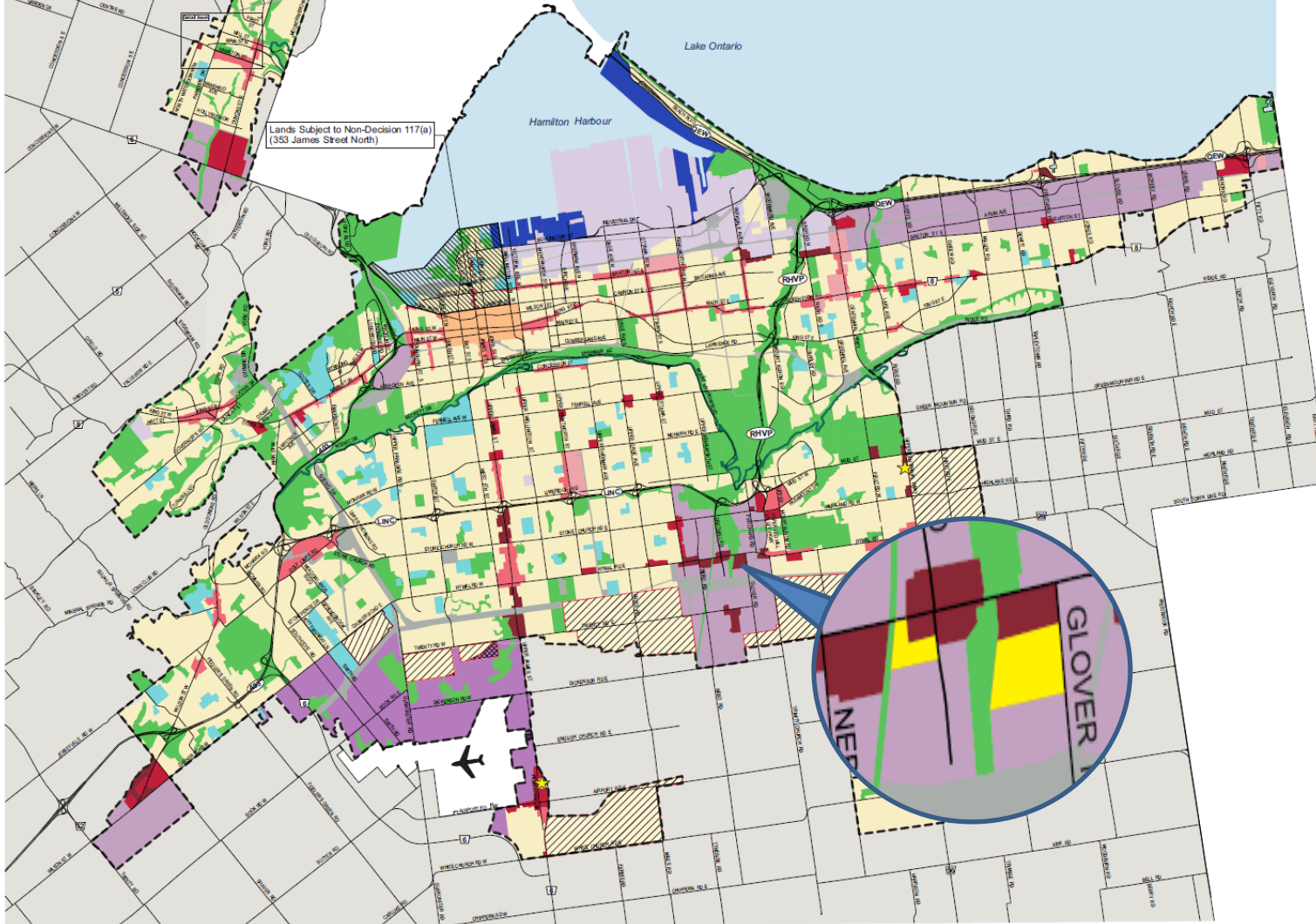
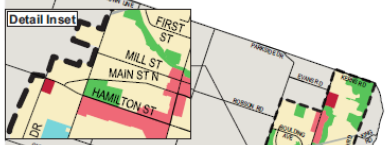
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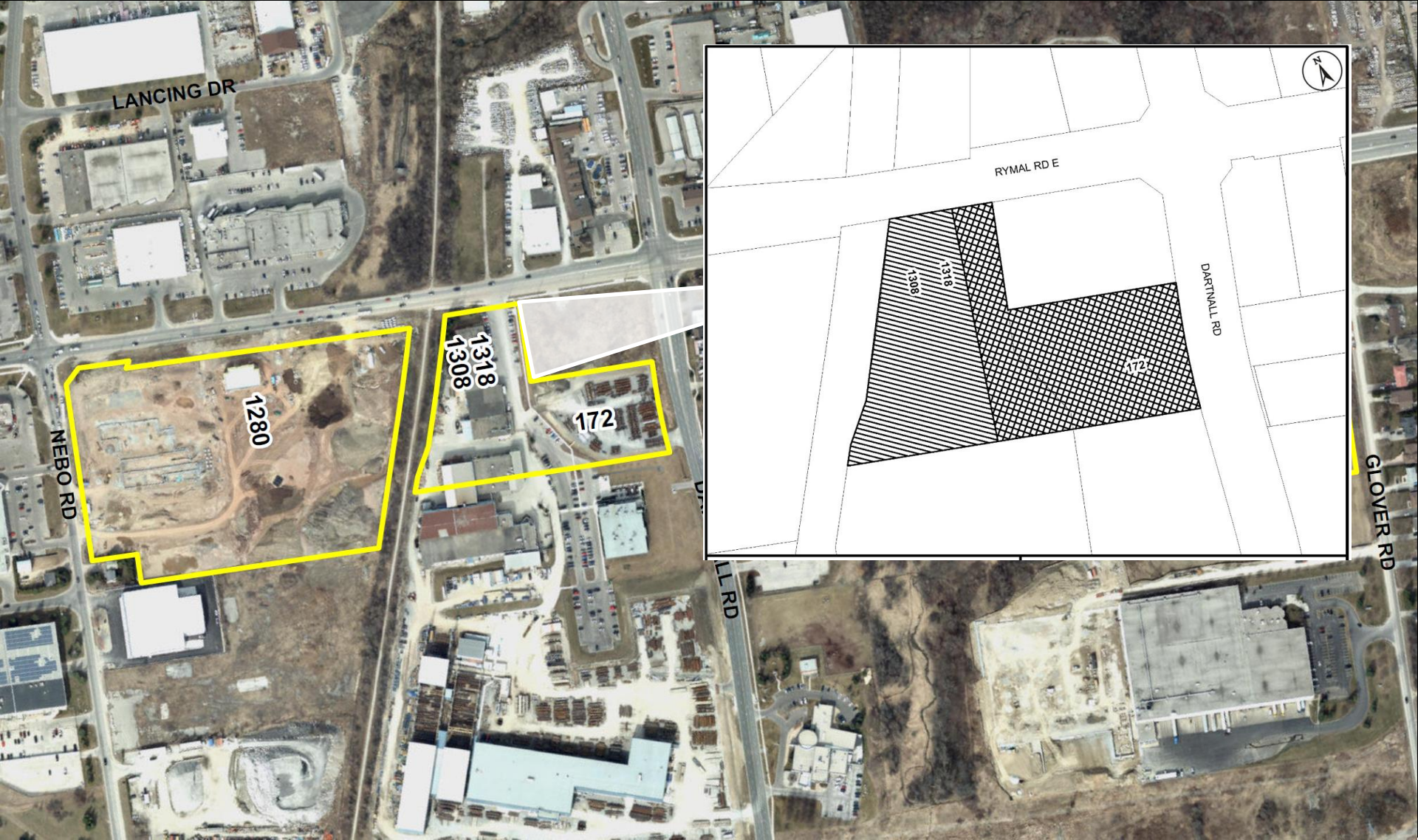
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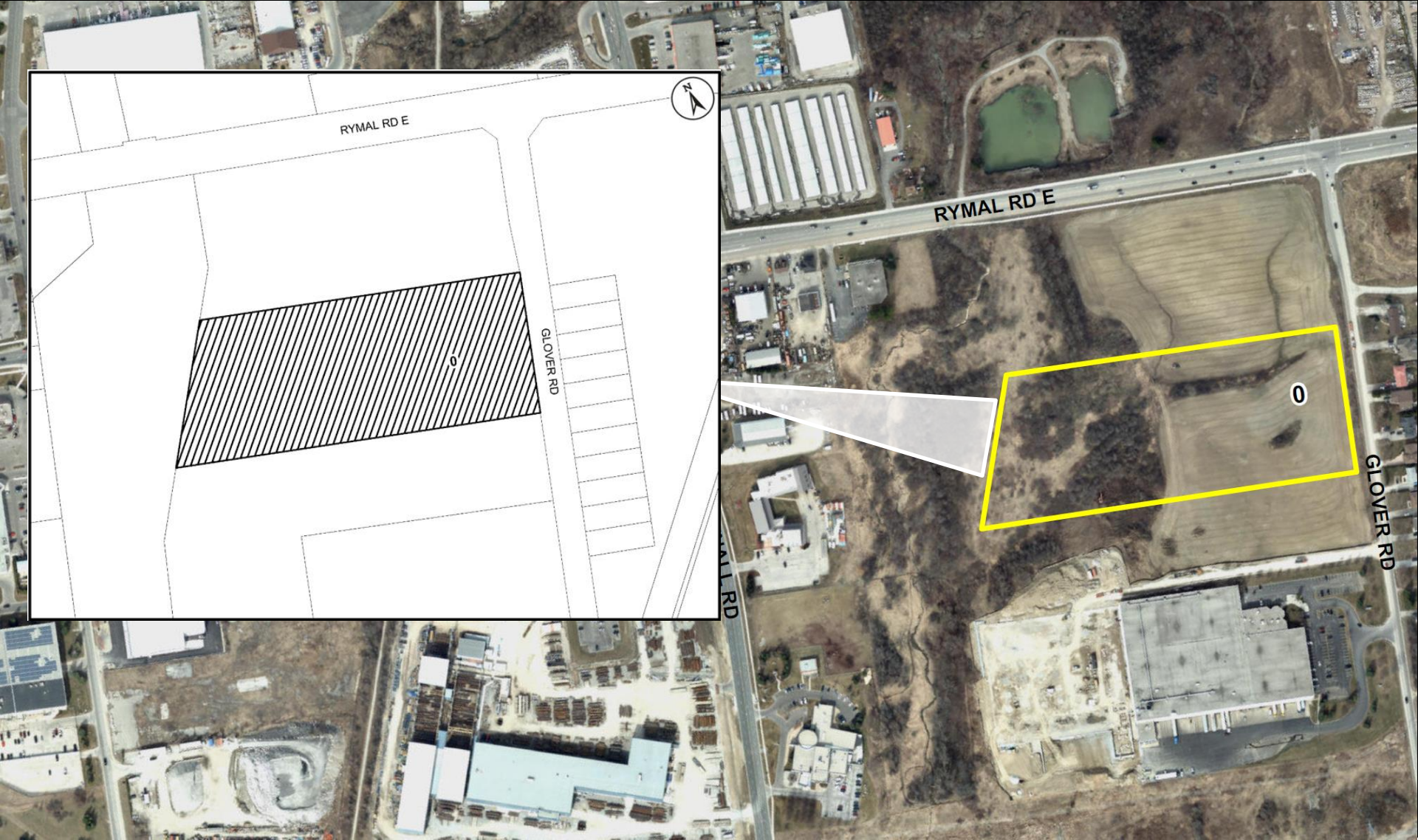
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1308, 1318 Rymal Road East  
and 172 Dartnall Road

 Change in zoning from the Arterial Commercial (C7, 605) Zone to the Prestige Business Park (M3) Zone

 Change in zoning from the Arterial Commercial (C7, 605, 648) Zone to the Prestige Business Park (M3) Zone



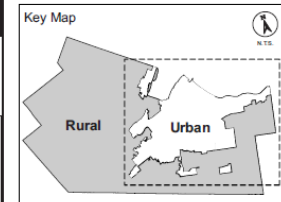
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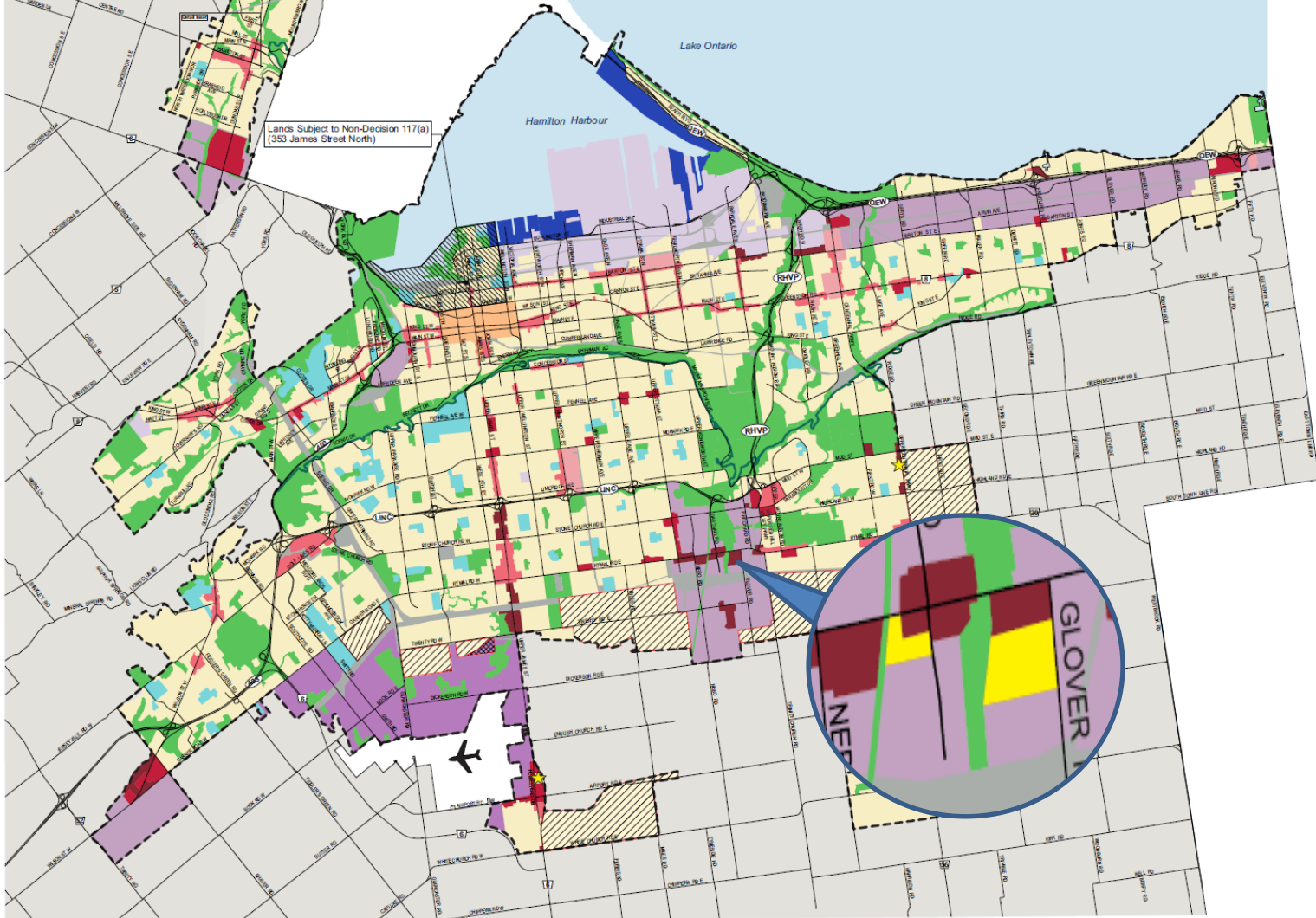
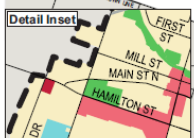
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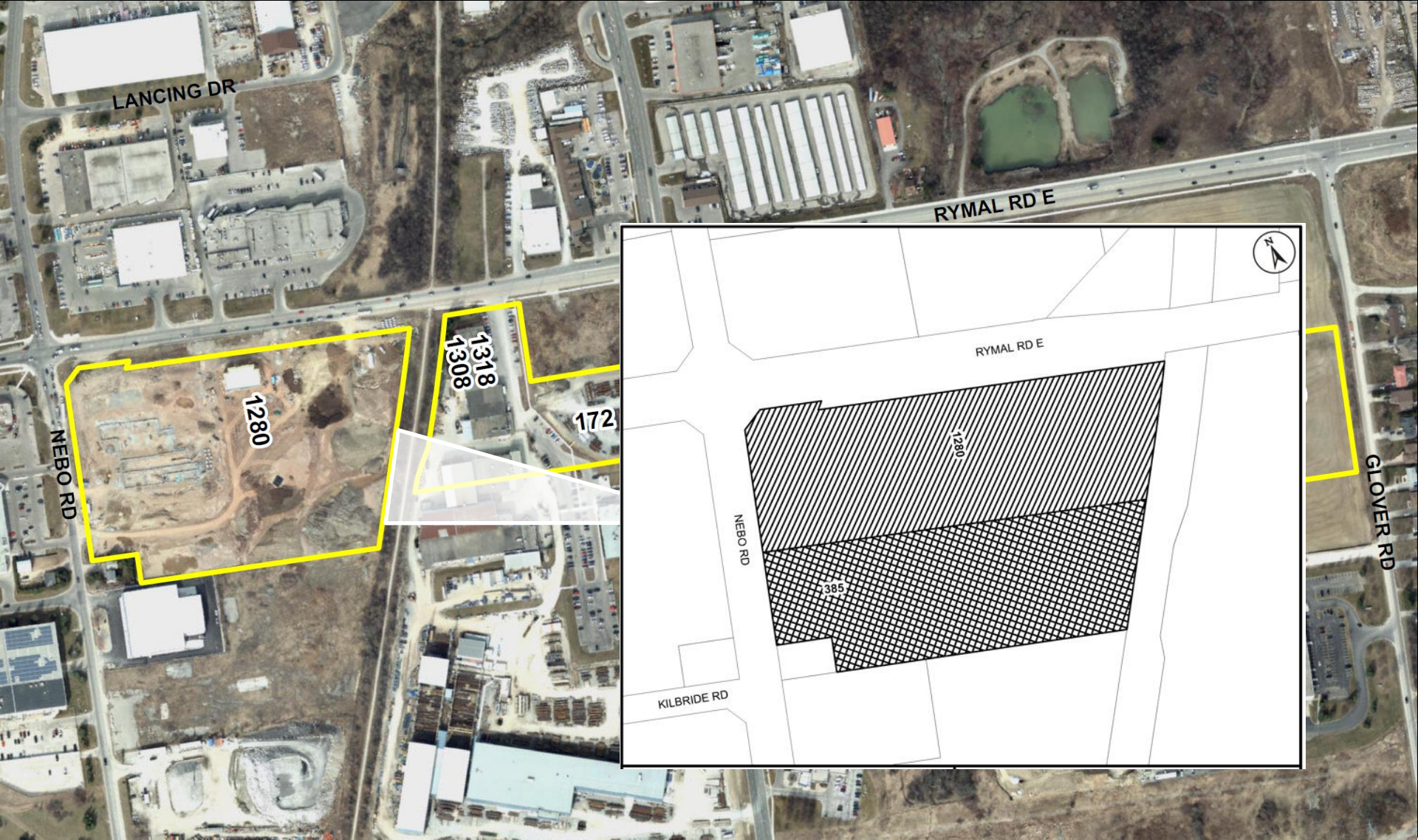


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1280 Rymal Road East  
and 385 Nebo Road



Change in Zoning from the Prestige Business Park (M3) Zone to the Arterial Commercial (C7, 878) Zone



Change in Zoning from the Business Park Support (M4) Zone to the Arterial Commercial (C7, 878) Zone

Property	Current Designation	Proposed Designation	Current Zoning	Proposed Zoning
1280 Rymal Road and 385 Nebo Road	Arterial Commercial Special Policy Area UHC - 11	No change	Prestige Business Park (M3) Zone/Business Park Support (M4) Zone	Arterial Commercial (C7, 878) Zone
1308, 1318 Rymal Road East and 172 Dartnall Road	Arterial Commercial	Business Park	Arterial Commercial (C7, 605, 648) Zone/Prestige Business Park (M3) Zone	Prestige Business Park (M3) Zone
0 Rymal Road East	Arterial Commercial	Arterial Commercial/ Business Park	Arterial Commercial (C7, 599) Zone/Prestige Business Park (M3) Zone	Prestige Business Park (M3) Zone



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THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE