

## DRAFT Urban Hamilton Official Plan Amendment No. 192

The following text, together with:

Appendix “A”	Volume 1: Schedule E – Urban Structure
Appendix “B”	Volume 1: Schedule E-1 – Urban Land Use Designations

attached hereto, constitutes Official Plan Amendment No. 192 to the Urban Hamilton Official Plan.

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

The purpose and effect of this Amendment is to correct designation boundaries along Rymal Road East to avoid split designations and allow for comprehensive development of the existing properties.

### 2.0 **Location:**

The lands affected by this Amendment are known municipally as:

- 1280 Rymal Road East and 385 Nebo Road, Hamilton;
- 1308 and 1318 Rymal Road East and 172 Dartnall Road, Hamilton; and,
- 0 Rymal Road East, Hamilton.

### 3.0 **Basis:**

The basis for permitting this Official Plan Amendment is:

- The proposed Amendments allow for the comprehensive development of properties along Rymal Road East.
- The proposed Amendments will eliminate split designations and will facilitate implementation of the Urban Hamilton Official Plan and Zoning By-law.
- The proposed Amendments are consistent with the Provincial Policy Statement, 2020 and conform to the Growth Plan for the Greater Golden Horseshoe, 2019, as amended.

#### 4.0 **Actual Changes:**

#### 4.1 **Volume 1 – Parent Plan**

##### ***Schedules and Appendices***

##### 4.1.2 Schedules

- a. That Volume 1: Schedule E – Urban Structure be amended as shown on Appendix “A” to this Amendment.
- b. That Volume 1: Schedule E-1 – Urban Land Use Designations be amended as shown on Appendix “B” to this Amendment.

#### 4.3 **Volume 3 – Special Policy Areas, Area Specific Policies, and Site Specific Policies**

##### **Text**

##### 4.3.1 Chapter C – Urban Site Specific Policies

- a. That Volume 3: Chapter C – Urban Site Specific Policies be amended by amending Site Specific Policy UHC-11 to add the words “financial establishment, retail, personal services, office, and medical clinic” between the words “food store” and “shall also be permitted: so that it reads as follows:

**“UHC-11 Lands located at 1280 Rymal Road East and 385 Nebo Road, former City of Hamilton**

- 1.0 Notwithstanding Policies E.4.8.2 and E.4.8.3 of Volume 1, a food store, financial establishment, retail, personal services, office, and medical clinic shall also be permitted on the subject lands.”

#### 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. \_\_\_\_\_ passed on the \_\_\_<sup>th</sup> day of \_\_\_, 2023.

The  
City of Hamilton

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A. Horwath  
MAYOR

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J. Pilon  
ACTING CITY CLERK



