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Schedule "1"

# 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 <u>Purpose and Effect</u>:

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 <u>Basis</u>:

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.

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## 4.0 Actual Changes:

## 4.1 <u>Volume 1 – Parent Plan</u>

## Schedules and Appendices

## 4.1.2 <u>Schedules</u>

- 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 <u>Volume 3 – Special Policy Areas, Area Specific Policies, and Site Specific</u> <u>Policies</u>

## 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 <u>Implementation</u>:

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 \_\_\_\_th day of \_\_\_\_, 2023.

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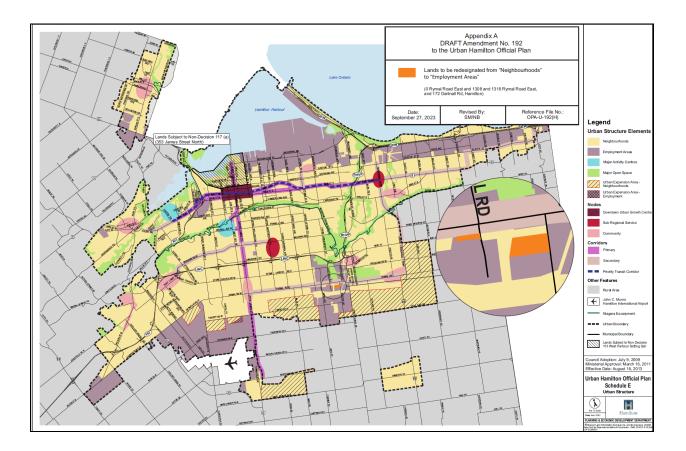
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The City of Hamilton

A. Horwath MAYOR J. Pilon ACTING CITY CLERK

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