

**Authority:** Item 2, Planning Committee Report 23-018 (PED23213)  
CM: November 8, 2023 Ward: 6  
Written approval for this by-law was given by Mayoral Decision MDE-2023 06  
dated November 8, 2023

**Bill No. 208**

## **CITY OF HAMILTON**

### **BY-LAW NO. 23-**

**To Adopt:**

#### **Official Plan Amendment No. 192 to the Urban Hamilton Official Plan**

Respecting:

**1280 Rymal Road East and 385 Nebo Road, 1308 and 1318 Rymal Road East and  
172 Dartnall Road, and part of 0 Rymal Road East**

**(Hamilton)**

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

1. Amendment No. 192 to the Urban 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 November, 2023.

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A. Horwath  
Mayor

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J. Pilon  
Acting City Clerk

## 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. 23-208 passed on the 8<sup>th</sup> day of November, 2023.

**The  
City of Hamilton**

\_\_\_\_\_  
A. Horwath  
Mayor

\_\_\_\_\_  
J. Pilon  
Acting City Clerk

Appendix A  
 APPROVED Amendment No. 192  
 to the Urban Hamilton Official Plan

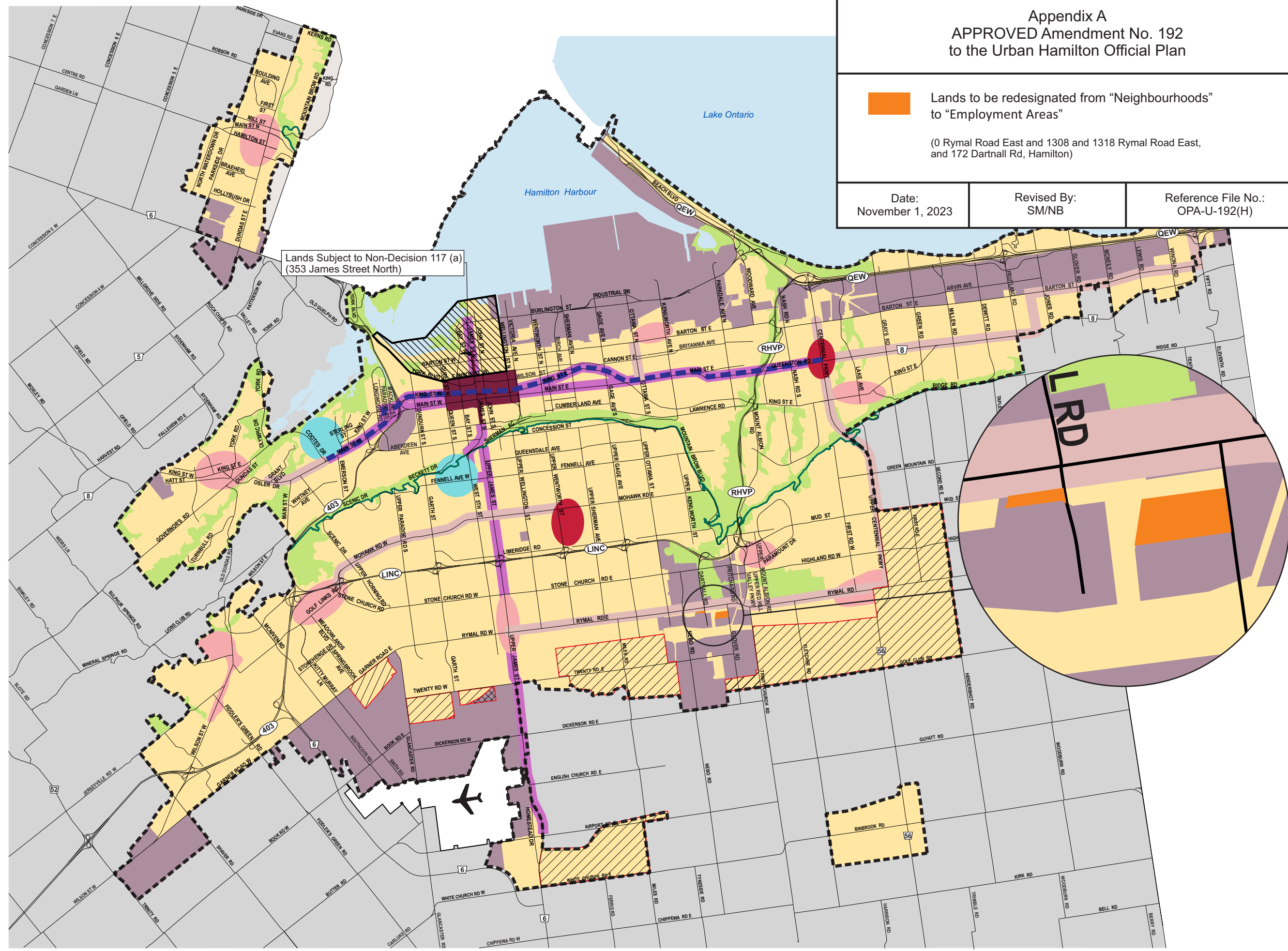
 Lands to be redesignated from "Neighbourhoods" to "Employment Areas"  
 (0 Rymal Road East and 1308 and 1318 Rymal Road East, and 172 Dartnall Rd, Hamilton)

Date:  
 November 1, 2023

Revised By:  
 SM/NB



Reference File No.:  
 OPA-U-192(H)

Lands Subject to Non-Decision 117 (a)  
 (353 James Street North)






**Legend**




**Urban Structure Elements**

-  Neighbourhoods
-  Employment Areas
-  Major Activity Centres
-  Major Open Space
-  Urban Expansion Area - Neighbourhoods
-  Urban Expansion Area - Employment







**Nodes**

-  Downtown Urban Growth Centre
-  Sub Regional Service
-  Community

**Corridors**

-  Primary
-  Secondary
-  Priority Transit Corridor

**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  
 Urban Structure**



Not To Scale




Appendix B  
 APPROVED Amendment No. 192  
 to the Urban Hamilton Official Plan

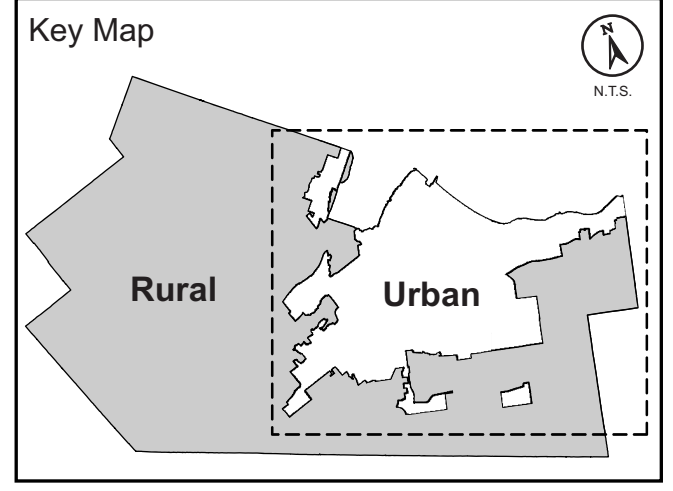
 Lands to be redesignated from "Arterial Commercial" to "Business Park Designation"  
 (0 Rymal Road East and 1308 Rymal Road East, Hamilton)

Date: November 1, 2023	Revised By: SM/NB	Reference File No.: OPA-U-192(H)
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# 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 - Neighborhoods
  - 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

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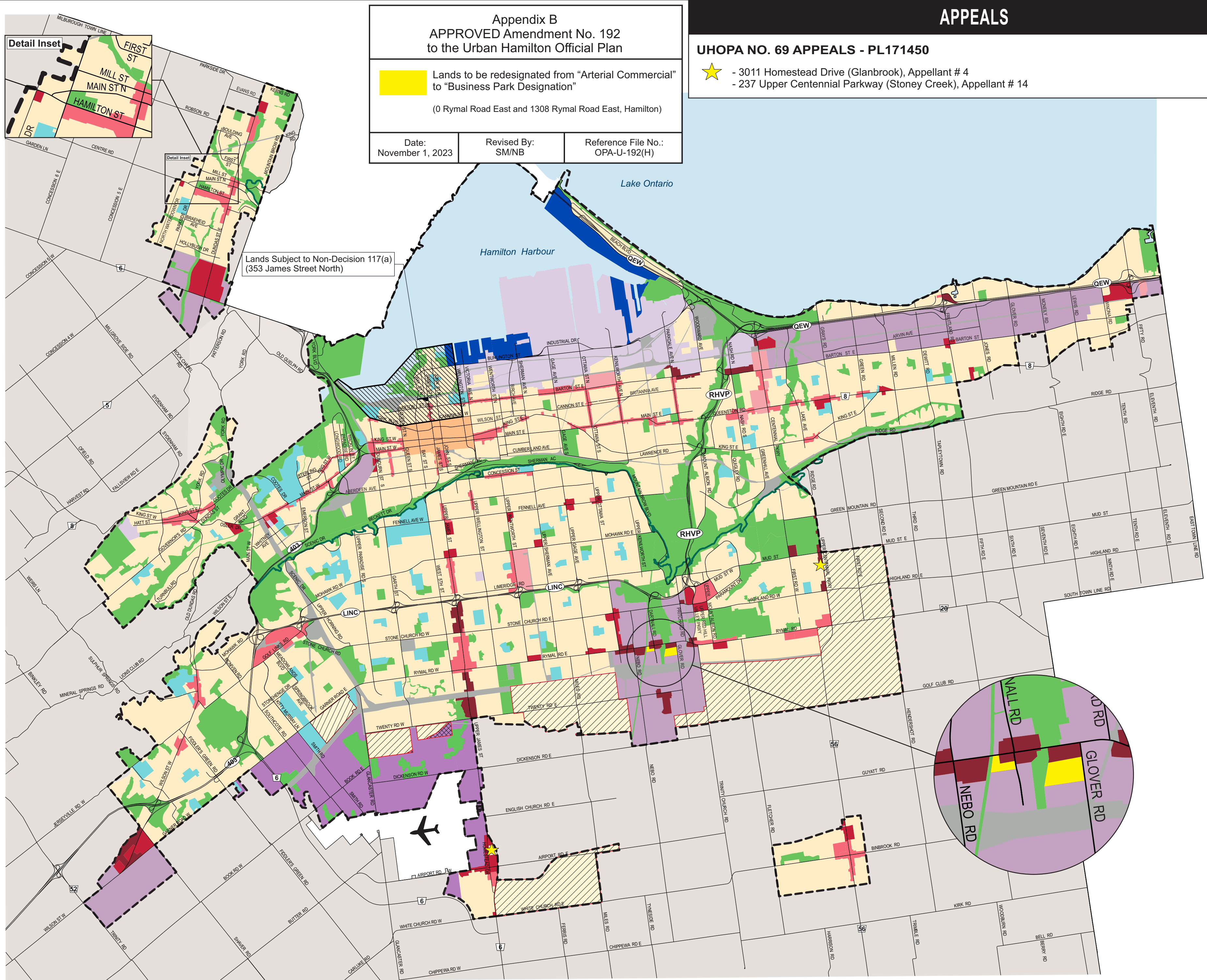
**Urban Hamilton Official Plan  
 Schedule E-1  
 Urban Land Use Designations**

Not To Scale



PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

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Lands Subject to Non-Decision 117(a)  
 (353 James Street North)

