

Authority: Item 1, Planning Committee Report 24-008 (PED24099)
CM: June 12, 2024 Ward: 9

Bill No. 087

CITY OF HAMILTON

BY-LAW NO. 24-

To Adopt:

**Official Plan Amendment No. 212 to the
Urban Hamilton Official Plan**

Respecting:

**1866 Rymal Road East
(former Township of Glanbrook)**

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

1. Amendment No. 212 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 12th day of June, 2024.

A. Horwath
Mayor

J. Pilon
Acting City Clerk

Urban Hamilton Official Plan Amendment No. 212

The following text, together with:

Appendix "A"	Volume 1: Schedule E-1 – Urban Land Use Designations
Appendix "B"	Volume 2: Map B.5.2-1 – Rymal Road Secondary Plan Land Use Plan

attached hereto, constitutes Official Plan Amendment No. 212 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to redesignate the subject lands from "District Commercial" to "Neighbourhoods" within the Urban Hamilton Official Plan and from "Local Commercial" to "Medium Density Residential 2c" within the Rymal Road Secondary Plan.

2.0 Location:

The lands affected by this Amendment are known municipally as 1866 Rymal Road East, in the former Township of Glanbrook.

3.0 Basis:

The basis for permitting this Amendment is:

- The proposed development complies with the policies of the Urban Hamilton Official Plan and the Rymal Road Secondary Plan, as it contributes to the planned urban structure and the efficient use of land;
- The proposed development implements the Residential Intensification policies of the Urban Hamilton Official Plan; and,
- The Amendment is consistent with the Provincial Policy Statement, 2020 and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended.

4.0 Actual Changes:

4.1 Volume 1 – Parent Plan

Schedules / Appendices

4.1.1 Schedule E-1 – Urban Land Use Designations

- a. That Volume 1: Schedule E-1 – Urban Land Use Designations be amended by redesignating the subject lands from “District Commercial” to “Neighbourhoods”, as shown on Appendix “A”, attached to this Amendment.

4.2 Volume 2 – Secondary Plans

Maps

4.2.1 Map

- a. That Volume 2: Map B.5.2-1 – Rymal Road Secondary Plan – Land Use Plan be amended by redesignating lands from “Local Commercial” to “Medium Density Residential 2c” as shown on Appendix “B”, attached to this Amendment.

5.0 Implementation:

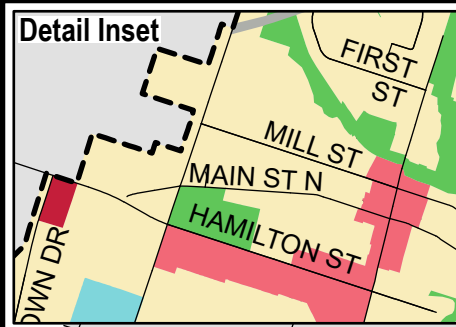
An implementing Zoning By-Law Amendment and Site Plan will give effect to the intended uses on the subject lands.

This Official Plan Amendment is Schedule “1” to By-law No. 24-087 passed on the 12th day of June, 2024.


**The
City of Hamilton**

A. Horwath
Mayor

J. Pilon
Acting City Clerk



Appendix A
Approved Amendment No.212
to the Urban Hamilton Official Plan


 Lands to be redesignated from "District Commercial" to "Neighbourhoods"

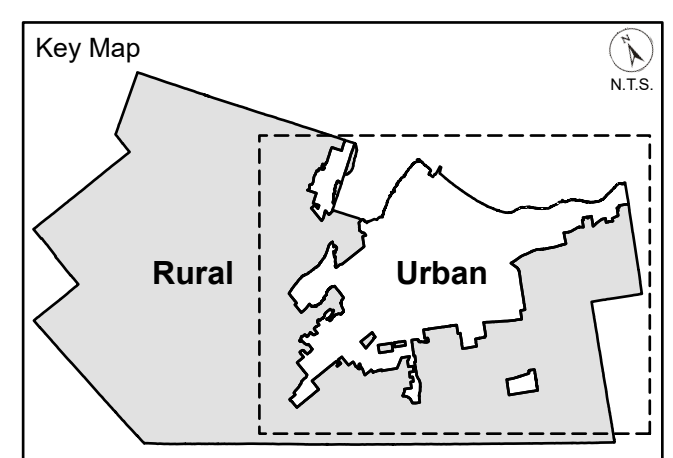
(1866 Rymal Road East, Hamilton)

Date: May 15, 2024	Revised By: MM/AL	Reference File No.: OPA-U-212(G)
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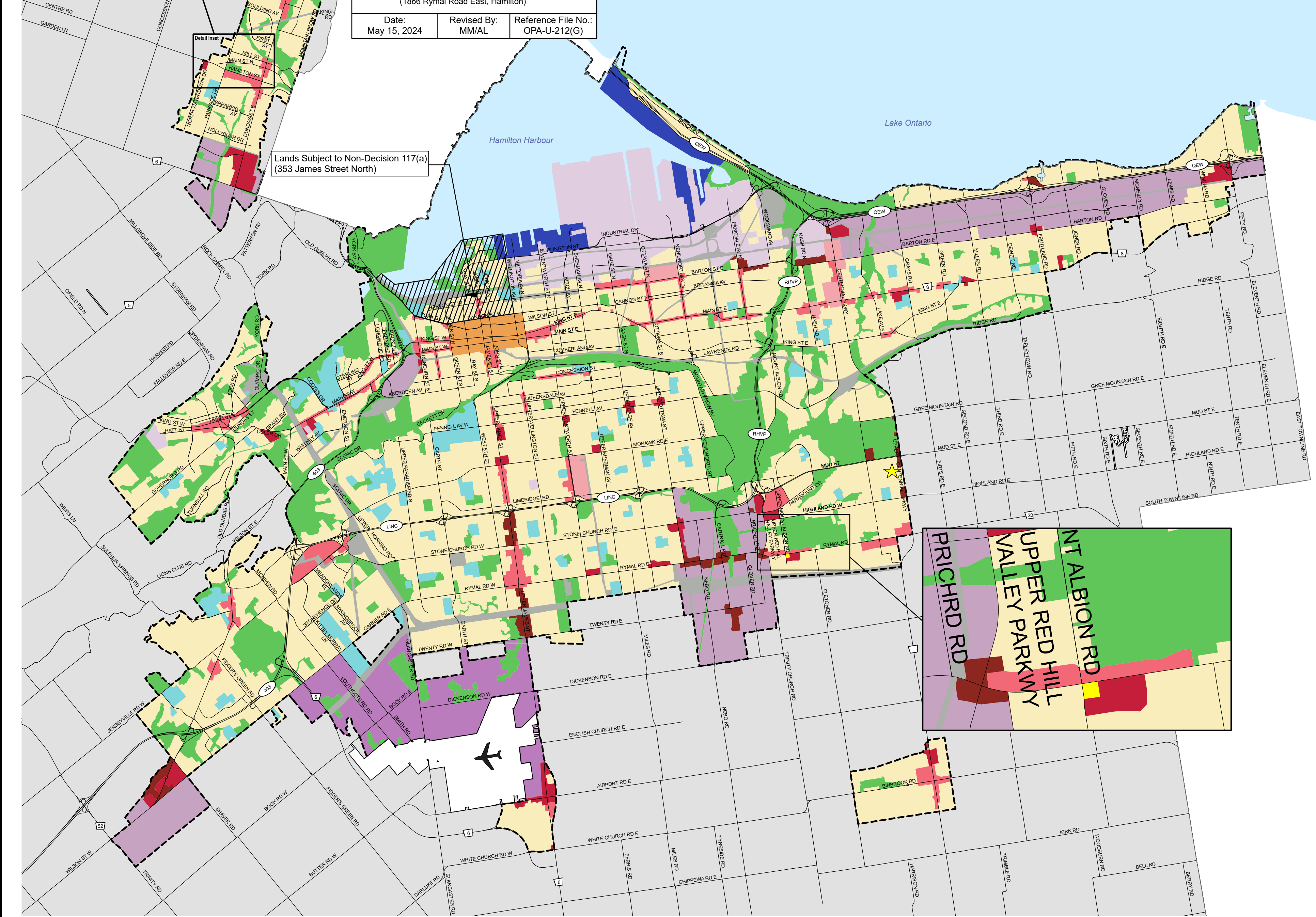
APPEALS

UHOPA NO. 69 APPEALS - PL171450





















 - 237 Upper Centennial Parkway (Stoney Creek), Appellant # 1



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



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

- Legend**
-  Neighbourhoods
 -  Open Space
 -  Institutional
 -  Utility
- 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 Boundary
 -  Escarpment
 -  Urban Boundary
 -  Lands Subject to Non Decision - 113 West Harbour Setting Sail
 -  Lands Subject to Non Decision - 353 James St N
 -  City Boundary

Council Adopted: 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: March 5, 2024
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
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Appendix B
Approved Amendment No. 212
to the Urban Hamilton Official Plan

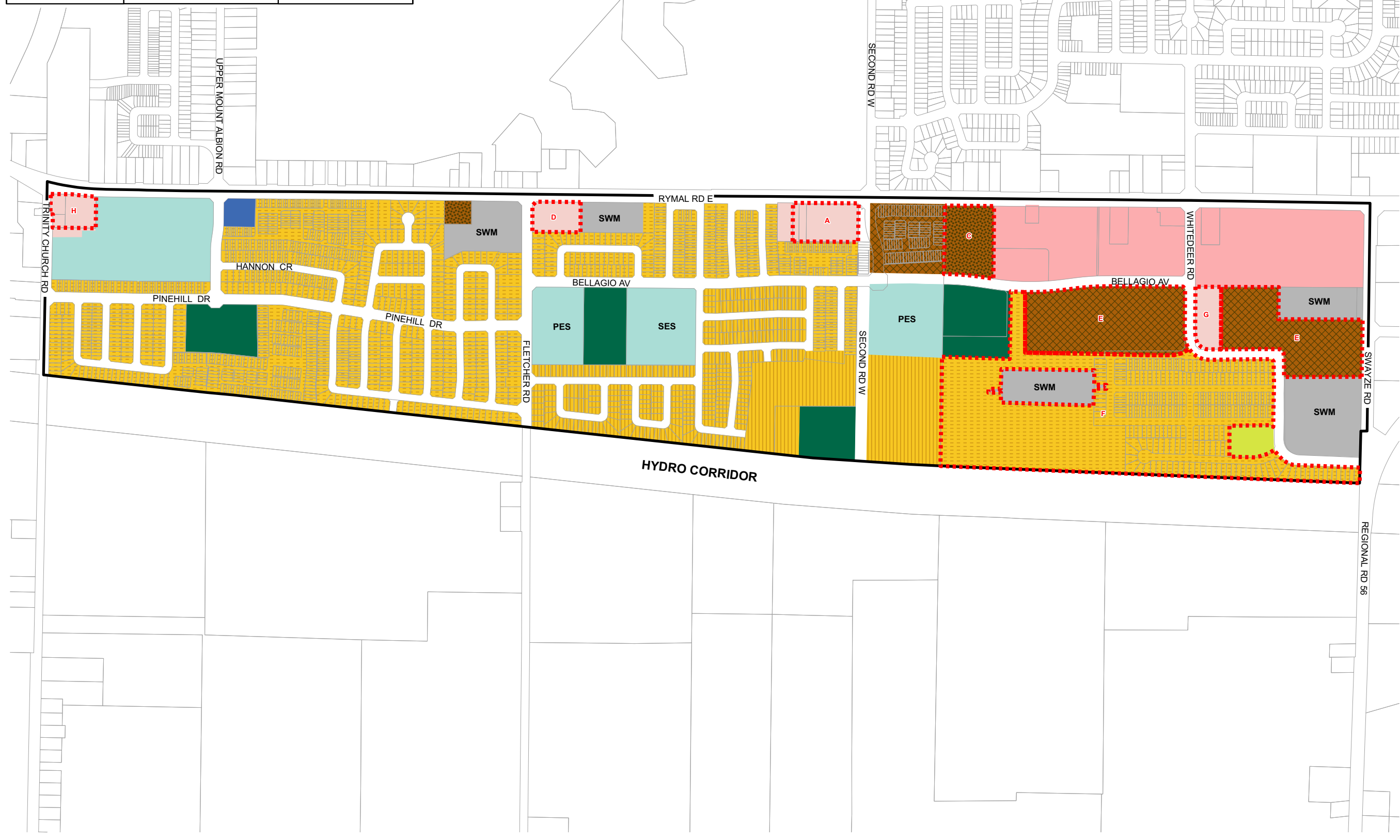
 Redesignate lands from "Local Commercial" to "Medium Density Residential 2c"

(1866 Rymal Road East, Glanbrook)





Date:
May 15, 2024




Revised By:
MM/AL

Reference File No.:
OPA-U-212(H)






Legend

- Residential Designations**
-  Low Density Residential 2g
 -  Low Density Residential 2h
 -  Medium Density Residential 2b
 -  Medium Density Residential 2c

- Commercial and Mixed Use Designations**
-  Local Commercial
 -  Mixed Use - Medium Density
 -  District Commercial

- Parks and Open Space Designations**
-  Parkette
 -  Neighbourhood Park

- Other Designations**
-  Institutional
 - PES** Public Elementary School
 - SES** Separate Elementary School
 - PSS** Public Secondary School
 -  Utility
 - SWM** Storm Water Management

- Other Features**
-  Area or Site Specific Policy
 -  Proposed Roads
 -  Secondary Plan Boundary

Council Adopted: July 9, 2009
 Ministerial Approval: March 16, 2011
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Urban Hamilton Official Plan
Rymal Road
Secondary Plan
 Land Use Plan
 Map B.5.2-1

