

Schedule “1”

**Urban Hamilton Official Plan
Amendment No. X**

The following text, together with:

Appendix “A”	Volume 1: Schedule B – Natural Heritage System
Appendix “B”	Volume 1: Schedule B-4 – Detailed Natural Heritage Features Key Natural Heritage Features and Key Hydrologic Feature Wetlands
Appendix “C”	Volume 1: Schedule B-8 – Detailed Natural Heritage Features Key Hydrologic Feature Streams
Appendix “D”	Volume 2: Map B.8-1 – Airport Employment Growth District Secondary Plan – Land Use Plan
Appendix “E”	Volume 2: Map B.8-2 – Airport Employment Growth District Secondary Plan – Natural Heritage System

attached hereto, constitutes Official Plan Amendment No. “X” to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose of this Amendment is to amend the Urban Hamilton Official Plan to identify lands as Core Areas and remove the existing eastern Key Hydrologic Feature Streams; and to amend the Airport Employment Growth District Secondary Plan to add two new Site Specific Policy Areas and update the Natural Heritage System mapping. The effect of this Amendment is to permit warehousing on the subject lands and to recognize a wetland and watercourse on the western portion of the lands.

2.0 Location:

The lands affected by this Amendment are known municipally as 9555 Airport Road West, in the former Township of Glanbrook.

3.0 Basis:

The basis for permitting this Amendment is:

- The proposed development will be compatible and complementary with the existing and planned development in the immediate area by implementing

the design policies for the Airport Related Business designation in the Airport Employment Growth District Secondary Plan;

- The proposed development contributes to efficiency in the movement of goods through the provision of a broad range of uses in proximity to major infrastructure and Hamilton International Airport;
- The proposal supports eco-industrial design principles by protecting streams, mature trees, and wetlands and integrating topography into development; and,
- The Amendment is consistent with the Provincial Planning Statement, 2024.

4.0 Actual Changes:

4.1 Volume 1 – Parent Plan

Schedules and Appendices

4.1.1 Schedule

- a. That Volume 1: Schedule B – Natural Heritage System be amended by adding the identification of “Core Areas” and removing the identification of the eastern “Key Hydrologic Feature Streams” on the subject lands, as shown on Appendix “A”, attached to this Amendment.
- b. That Volume 1: Schedule B-4 – Detailed Natural Heritage Features Key Natural Heritage Features and Key Hydrologic Feature Wetlands be amended by adding the identification of “Key Natural Heritage and Key Hydrologic Feature Wetlands” on the subject lands, as shown on Appendix “B”, attached to this Amendment.
- c. That Volume 1: Schedule B-8 – Detailed Natural Heritage Features Key Hydrologic Feature Streams be amended by removing the identification of “Key Hydrologic Feature Streams” on the subject lands, as shown on Appendix “C”, attached to this Amendment.

4.2 Volume 2 – Secondary Plans

Text

- 4.2.1 Chapter B.8.0 – Airport Employment Growth District Secondary Plan – Section B.8.17 – Site Specific Policies

- a. That Volume 2: Chapter B.8.0 – Airport Employment Growth District Secondary Plan, Section B.8.17 – Site Specific Policies be amended by adding two new Site Specific Policy Areas, as follows:

“Site Specific Policy – Area “X”

B.8.17.X For lands identified as Site Specific Policy – Area “X” on Map B.8-1 Airport Employment Growth District Secondary Plan – Land Use Plan, designated Airport Related Business, and known as 9555 Airport Road West, the following policy shall apply:

- a) In addition to the uses listed in Policy B.8.4.8.1, warehousing shall also be permitted.

Site Specific Policy – Area “Y”

B.8.17.X For lands identified as Site Specific Policy – Area “Y” on Map B.8-1 Airport Employment Growth District Secondary Plan – Land Use Plan, designated Airport Related Business, and known as 9555 Airport Road West, the following policy shall apply:

- a) Notwithstanding Section B.8.4.8 – Airport Related Business, the policies of Section B.8.5 – Natural Open Space shall apply.”

Maps

4.2.2 Map

- a. That Volume 2: Map B.8-1 – Airport Employment Growth District Secondary Plan – Land Use Plan be amended by identifying a portion of the subject lands as Site Specific Policy – Area “X” and a portion of the subject lands as Site Specific Policy – Area “Y”, as shown on Appendix “D”, attached to this Amendment.
- b. That Volume 2: Map B.8-2 – Airport Employment Growth District Secondary Plan - Natural Heritage System be amended by changing the identification from “Seasonal Habitat” to “Support/Indirect Fish Habitat”, by removing the eastern “Support/Indirect Fish Habitat” identification, and by adding “Core Areas” identification as shown on Appendix “E”, attached to this Amendment.

5.0 Implementation:

An implementing Zoning By-Law Amendment, Draft Plan of Subdivision and Site Plan approval 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 ___, 2024.

**The
City of Hamilton**

A. Horwath
MAYOR

M. Trennum
CITY CLERK





