

**Authority:** Item 6, Planning Committee Report: 24-018  
(PED24195) CM: December 11, 2024  
Ward: 11

**Bill No. 231**

**CITY OF HAMILTON**

**BY-LAW NO. 24-**

**To Adopt:**

**Official Plan Amendment No. 223 to the  
Urban Hamilton Official Plan**

Respecting:

**9555 Airport Road West  
(Glanbrook)**

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

1. Amendment No. 223 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 11<sup>th</sup> day of December, 2024.

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A. Horwath  
Mayor

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M. Trennum  
City Clerk

## Urban Hamilton Official Plan Amendment No. 223

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. "223" 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 “L”**

B.8.17.12 For lands identified as Site Specific Policy – Area “L” 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 “M”**

B.8.17.13 For lands identified as Site Specific Policy – Area “M” 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 “L” and a portion of the subject lands as Site Specific Policy – Area “M”, 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. 24-231 passed on the 11<sup>th</sup> day of December, 2024.

**The  
City of Hamilton**

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A. Horwath  
Mayor

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M. Trennum  
City Clerk



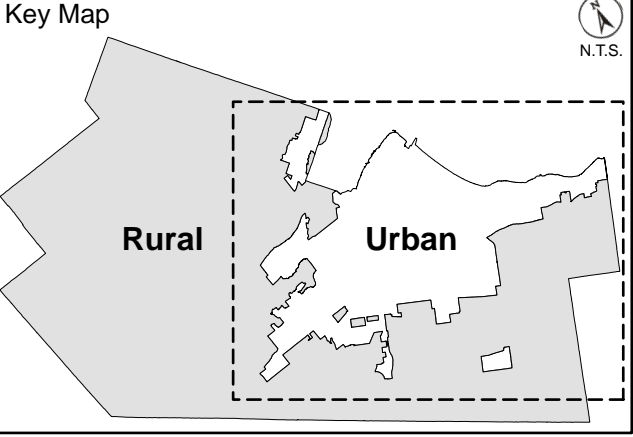
Appendix A  
Amendment No.223  
to the Urban Hamilton Official Plan

- Lands to be identified as "Core Areas"
- Remove "Key Hydrologic Feature Stream"  
(9555 Airport Road West, Glanbrook)

Date:  
December 5, 2024

Revised By:  
JVR/AL

Reference File No.:  
OPA-U-223(G)



**Note:** For Rural Detailed Natural Heritage Features refer to Schedule B of the Rural Hamilton Official Plan.


- Legend**
- Core Areas
- Area Specific Policy USC-1 and USC-2 in Volume 3
- Linkages
- Parks & General Open Space (Excluding Parkettes)
- Key Hydrologic Feature Streams
- Other Features
- Rural Area
- John C. Munro Hamilton International Airport
- Niagara Escarpment
- Urban Boundary
- Municipal Boundary

Council Adopted: July 9, 2009  
Ministerial Approval: March 16, 2011  
Effective Date: August 16, 2013

Urban Hamilton Official Plan  
Schedule B  
Natural Heritage System

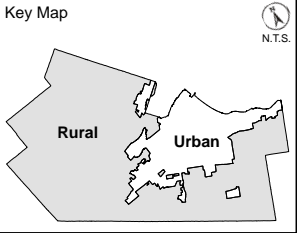
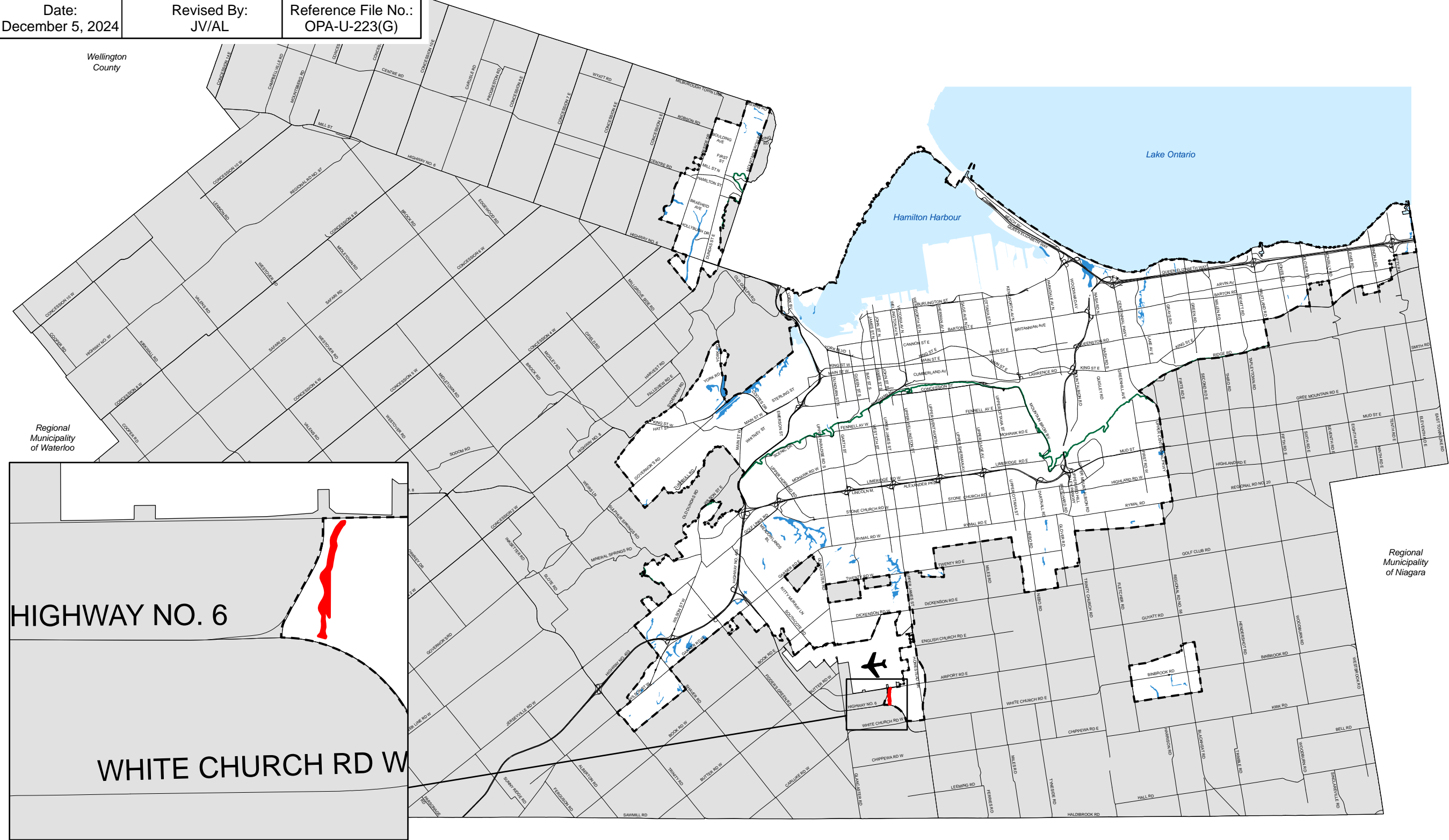


Appendix B  
Amendment No.223  
to the Urban Hamilton Official Plan







 Add Key Natural Heritage and Key Hydrologic Feature Wetlands

(9555 Airport Road West, Glanbrook)

Date: December 5, 2024	Revised By: JV/AL	Reference File No.: OPA-U-223(G)
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**Note:** For Rural Detailed Natural Heritage Features refer to Schedule B-4 of the Rural Hamilton Official Plan.

- Legend**
-  Key Natural Heritage and Key Hydrologic Feature Wetlands
  - Other Features**
    -  Rural Area
    -  John C. Munro Hamilton International Airport
    -  Niagara Escarpment
    -  Urban Boundary
    -  Municipal Boundary

Council Adopted: July 9, 2009  
Ministerial Approval: March 16, 2011  
Effective Date: August 16, 2013

**Urban Hamilton Official Plan**  
**Schedule B-4**  
**Detailed Natural Heritage Features**  
**Key Natural Heritage and Key Hydrologic Feature Wetlands**

Appendix C  
Amendment No.223  
to the Urban Hamilton Official Plan

 Remove "Key Hydrologic Feature Stream"  
(9555 Airport Road West, Glanbrook)

Date: December 4, 2024	Revised By: JV/AL	Reference File No.: OPA-U-228(G)
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Regional  
Municipality  
of Halton

Wellington  
County

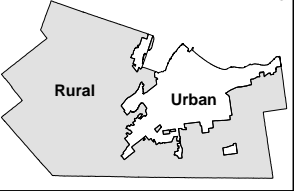
Regional  
Municipality  
of Waterloo

Brant County

Regional  
Municipality  
of Niagara







Haldimand  
County

Key Map



**Note:** For Rural Detailed Natural Heritage Features refer to Schedule B-8 of the Rural Hamilton Official Plan.

Legend

-  Key Hydrologic Feature Streams
- Other Features
  -  Rural Area
  -  John C. Munro Hamilton International Airport
  -  Niagara Escarpment
  -  Urban Boundary
  -  Municipal Boundary

Council Adopted: July 9, 2009  
Ministerial Approval: March 16, 2011  
Effective Date: August 16, 2013

**Urban Hamilton Official Plan**  
**Schedule B-8**  
**Detailed Natural Heritage Features**  
**Key Hydrologic Feature Streams**



Date: June 13, 2024

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Appendix D  
Amendment No.223  
to the Urban Hamilton Official Plan

L

Lands to be identified as  
Site Specific Policy - Area "L"

M

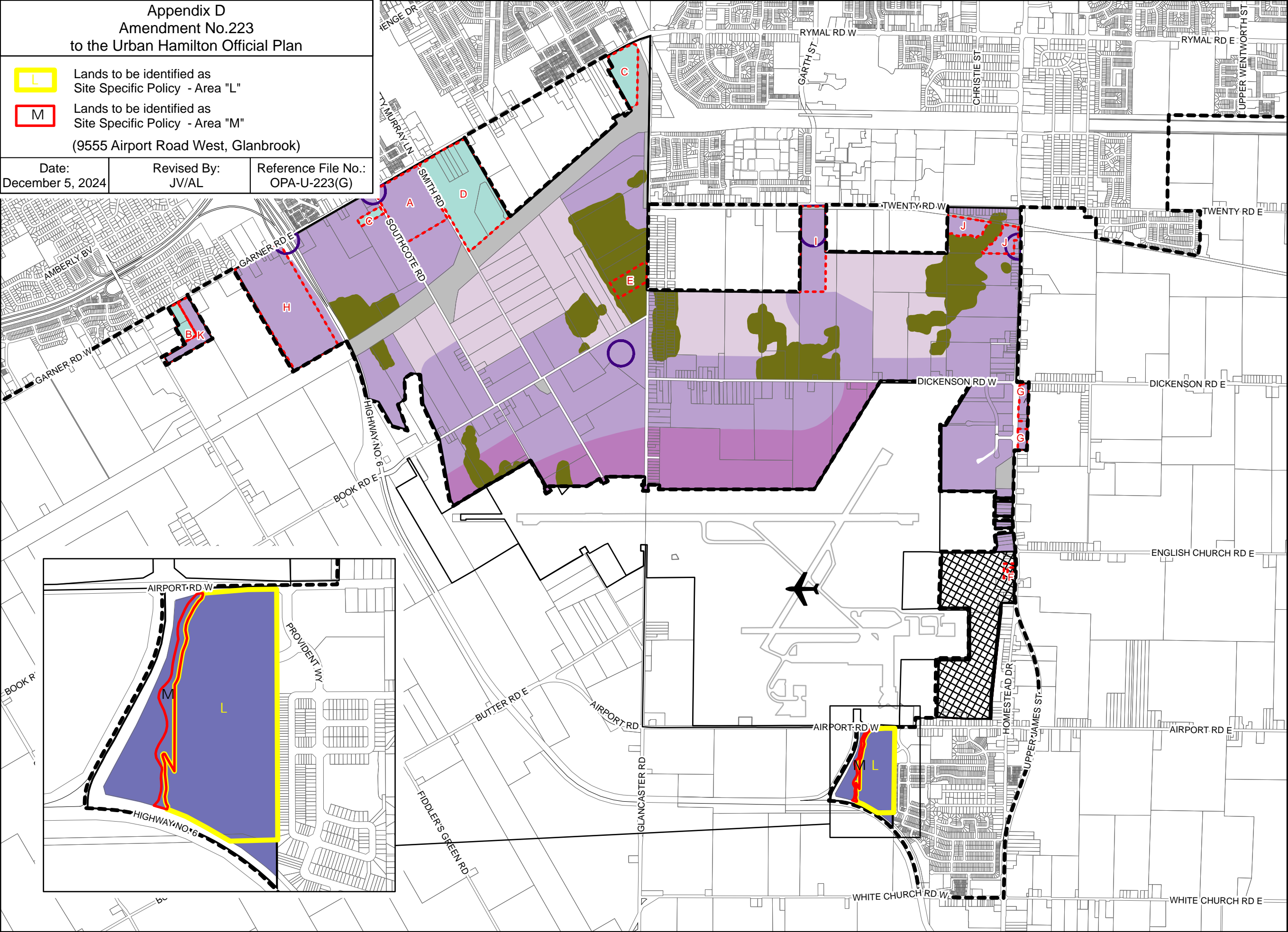
Lands to be identified as  
Site Specific Policy - Area "M"

(9555 Airport Road West, Glanbrook)

Date:  
December 5, 2024

Revised By:  
JV/AL

Reference File No.:  
OPA-U-223(G)



Legend

Land Use Designations

Airport Light Industrial

Airport Prestige Business

Airport Related Business

Airside Industrial

Institutional

Natural Open Space

Airport Reserve

Utility

Other Features

Area or Site Specific Policy

John C. Munro Hamilton International Airport

Employment Supportive Centre

Urban Boundary

Secondary Plan Boundary

Urban Hamilton Official Plan  
Airport Employment  
Growth District Secondary Plan  
Land Use Plan  
Map B.8.1

Date: September 2018

Not To Scale

Hamilton

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Appendix E  
Amendment No.223  
to the Urban Hamilton Official Plan

Delete Seasonal Habitat and Support/Indirect Fish Habitat

Change from Seasonal Habitat to Support/Indirect Fish Habitat

Lands to be identified as "Core Area"

(9555 Airport Road West, Glanbrook)

Date:  
December 5, 2024

Revised By:  
JV/AL

Reference File No.:  
OPA-U-223(G)

Legend

Core Areas

Linkages

Hedgerow Feature

Seasonal Habitat

Support/Indirect Fish Habitat

Unclassified Streams

John C. Munro Hamilton International Airport

Urban Boundary

Secondary Plan Boundary

\* Conservation Authority Regulations include a 30m buffer on all watercourses.

Urban Hamilton Official Plan  
Airport Employment  
Growth District Secondary Plan  
Natural Heritage System  
Map B.8.2

Date: April 2025

Not To Scale

Hamilton

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