

Schedule “1”

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

The following text, together with:

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| Appendix “A” | Volume 1: Chapter C – City Wide Systems and Designations |
| Appendix “B” | Volume 1: Chapter E – Urban Systems and Designations |
| Appendix “C” | Volume 1: Chapter F – Implementation |
| Appendix “D” | Volume 1: Chapter G – Glossary |
| Appendix “E” | Volume 2: Chapter B – Secondary Plan Policies |
| Appendix “F” | Volume 2: Chapter B-7 – Stoney Creek Secondary Plans |
| Appendix “G” | Volume 2: Chapter B-8 – Airport Employment Growth District Secondary Plan |
| Appendix “H” | Volume 3: Chapter C – Urban Site Specific Policies |

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

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to:

- Amend the Urban Hamilton Official Plan to align with the new definition of “Employment Area” in the Provincial Planning Statement, 2024.
- Amend the Urban Hamilton Official Plan to permit the continuation of lawfully established uses that are now excluded from locating within an Employment Area.
- Amend the Urban Hamilton Official Plan to affirm that parcels which contain lawfully established non-conforming uses in an Employment Area form part of an Employment Area.

2.0 Location:

The lands affected by this Amendment are located within the Urban Area of the City of Hamilton.

3.0 Basis:

The basis for permitting this Amendment is:

- To update the Urban Hamilton Official Plan to reflect updated policy direction of the Provincial Planning Statement, 2024.

4.0 Actual Changes:

4.1 Volume 1 – Parent Plan

Text

4.1.1 Chapter C – City Wide Systems and Designations

- a. That Policy C.3.2.1 of Volume 1: Chapter C – City Wide Systems and Designations, be amended as outlined in Appendix “A”, attached to this Amendment.

4.1.2 Chapter E – Urban Systems and Designations

- a. That Policies E.2.8.2, E.2.8.3 and E.2.8.4 of Volume 1: Chapter E – Urban Systems and Designations, be added as outlined in Appendix “B”, attached to this Amendment.

4.1.3 Chapter F – Implementation

- a. That Policies F.1.3.2 a) and F.1.12.12 of Volume 1: Chapter F – Implementation, be added as outlined in Appendix “C”, attached to this Amendment.

4.1.4 Chapter G – Glossary

- a. That Volume 1: Chapter G – Glossary be amended by revising definitions as outlined in Appendix “D”, attached to this Amendment.

4.2 Volume 2 – Secondary Plans

Text

4.2.1 Chapter B – Secondary Plans – Section B.1.0 – General Policies

- a. That Volume 2: Chapter B – Secondary Plans – Section B.1.0 – General Policies be amended by adding policies outlined in Appendix “E” attached to this amendment.

4.2.2 Chapter B – Secondary Plans – Stoney Creek Secondary Plans – Fruitland Winona Secondary Plan – Section B.7.4.18.6 – Site Specific Policies

- a. That Volume 2: Chapter B – Secondary Plans – Stoney Creek Secondary Plans – Fruitland-Winona Secondary Plan – Section B.7.4.18.16 – Site Specific Policies Airport Employment Growth District Secondary Plan – Section B.8.17 – Site Specific Policies be amended by adding policies outlined in Appendix “F” attached to this amendment.

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

- a. That Volume 2: Chapter B – Secondary Plans – Airport Employment Growth District Secondary Plan – Section B.8.17 – Site Specific Policies be amended by adding policies outlined in Appendix “G” attached to this amendment.

4.3 Volume 3 – Special Policy Areas, Area Specific Policies & Site Specific Policies

4.3.1 Chapter C – Urban Site Specific Policies

- a. That Volume 3: Chapter C – Urban Site Specific Policies be amended by adding policies outlined in Appendix “H” attached to this amendment.

5.0 Implementation:

The policy amendments will be implemented through the submission of development applications which will give effect to the intended uses within Employment Areas.

This Official Plan Amendment is Schedule “1” to By-law No. _____ passed on the ___th day of _____, 2026.

**The
City of Hamilton**

A. Horwath
MAYOR

M. Trennum
CITY CLERK

Appendix "A" – Volume 1: Chapter C – City Wide Systems and Designations

| Proposed Change | Proposed New/Revised Policy |
|---|--|
| <p>Grey highlighted strikethrough text = text to be deleted</p> | <p>Bolded text = text to be added</p> |
| <p>Insert new Policy C.3.2.1 g):</p> <p>C.3.2.1 The following uses shall be permitted in all land use designations:</p> <ul style="list-style-type: none"> a) Conservation uses such as forest, wildlife and fisheries management provided the use complies with Section C.2.0 - Natural Heritage System; b) Utilities, municipal infrastructure and transportation facilities, corridors and easements, electrical facilities used directly for the generation distribution of electric power, natural gas and oil pipeline lines, telecommunication and new facilities approved under all relevant statutes, where the land(s) are less than 4 hectares in size, provided that the facility is not used for the purposes of maintenance or storage or railway yard; c) Wherever possible, the uses identified in C.3.2.1.b) shall be integrated with the general character of the surrounding uses through the provision of landscaping, screening and buffering, siting of structures, height control, and any other measures deemed to be appropriate by the City; d) Any operation of the Government of Canada, Province of Ontario of City of Hamilton, not described in Policy C.3.2.1 a) and b); e) Uses regulated for the purposes of Shipping and Navigation or uses incidental thereto, authorized by the Hamilton Harbour Commissioners Act, or any by-law, regulation or other provision adopted pursuant to the Hamilton | <p>C.3.2.1 The following uses shall be permitted in all land use designations:</p> <ul style="list-style-type: none"> a) Conservation uses such as forest, wildlife and fisheries management provided the use complies with Section C.2.0 - Natural Heritage System; b) Utilities, municipal infrastructure and transportation facilities, corridors and easements, electrical facilities used directly for the generation distribution of electric power, natural gas and oil pipeline lines, telecommunication and new facilities approved under all relevant statutes, where the land(s) are less than 4 hectares in size, provided that the facility is not used for the purposes of maintenance or storage or railway yard; c) Wherever possible, the uses identified in C.3.2.1.b) shall be integrated with the general character of the surrounding uses through the provision of landscaping, screening and buffering, siting of structures, height control, and any other measures deemed to be appropriate by the City; d) Any operation of the Government of Canada, Province of Ontario of City of Hamilton, not described in Policy C.3.2.1 a) and b); e) Uses regulated for the purposes of Shipping and Navigation or uses incidental thereto, authorized by the Hamilton Harbour Commissioners Act, or any by-law, regulation or other provision adopted pursuant to the Hamilton federal regulation; |

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| <p>Harbour Commissioners Act or other federal regulation; and</p> <p>f) Community Gardens; and</p> <p>g) Notwithstanding policies a) through f), the establishment of a new use on lands designated Employment Area shall conform to the definition of <i>Employment Area</i>.</p> | <p>f) Community Gardens; and</p> <p>g) Notwithstanding policies a) through f), the establishment of a new use on lands designated Employment Area shall conform to the definition of <i>Employment Area</i>.</p> |
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Appendix "B" – Volume 1: Chapter E – Urban Systems and Designations

| Proposed Change | Proposed New/Revised Policy |
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| <p>Grey highlighted strikethrough text = text to be deleted Bolded text = text to be added</p> | |
| <p>Insert new Policy E.2.8.2 and renumber subsequent policies:</p> <p>E.2.8.2 Lands within an <i>Employment Area</i>, comprised of one or more parcels of land, and currently used for a use(s) excluded from the definition of Area of Employment in paragraph 2 of subsection 1(1) of the <i>Planning Act</i> that were lawfully established on or before October 20, 2024, may continue to be used for such purposes pursuant to subsections 1(1.1) and (1.2) of the <i>Planning Act</i>.</p> | <p>E.2.8.2 Lands within an <i>Employment Area</i>, comprised of one or more parcels of land, and currently used for a use(s) excluded from the definition of Area of Employment in paragraph 2 of subsection 1(1) of the <i>Planning Act</i> that were lawfully established on or before October 20, 2024, may continue to be used for such purposes pursuant to subsections 1(1.1) and (1.2) of the <i>Planning Act</i>.</p> |
| <p>Insert new Policy E.2.8.3 and renumber subsequent policies:</p> <p>E.2.8.3 Lands described in Policy E.2.8.2, comprised of one or more parcels of land, shall continue to form part of an <i>Employment Area</i>.</p> | <p>E.2.8.3 Lands described in Policy E.2.8.2, comprised of one or more parcels of land, shall continue to form part of an <i>Employment Area</i>.</p> |
| <p>Insert new Policy E.2.8.4 and renumber subsequent policies:</p> <p>E.2.8.4 Notwithstanding the policies of Section E.2.8 – Employment Areas and Section E.5.0 – Employment Area Designations, the establishment of a new use on lands designated Employment Area shall conform to the definition of <i>Employment Area</i>.</p> | <p>E.2.8.4 Notwithstanding the policies of Section E.2.8 – Employment Areas and Section E.5.0 – Employment Area Designations, the establishment of a new use on lands designated Employment Area shall conform to the definition of <i>Employment Area</i>.</p> |

Appendix "C" – Volume 1: Chapter F – Implementation

| Proposed Change | Proposed New/Revised Policy |
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| <p>Grey highlighted-strikethrough text = text to be deleted</p> | <p>Bolded text = text to be added</p> |
| <p>F.1.3.2 Special Policy Areas, Area Specific Policy Areas, and Site-Specific Policy Areas shall be prepared to implement this Plan and may amend Volume 1 as necessary. In the event of a conflict between any of these areas and Volume 1, the policy areas in Volume 3 shall prevail and take precedence provided the general goals and objectives of Volume 1 are maintained.</p> <p>a) Notwithstanding Policy F.1.3.2, Policies E.2.8.2 and E.2.8.3 of Volume 1 shall prevail over the policies of Volume 3 for all lands designated as an <i>Employment Area</i> on Schedule E-1 – Urban Land Use Designations.</p> | <p>F.1.3.2 Special Policy Areas, Area Specific Policy Areas, and Site-Specific Policy Areas shall be prepared to implement this Plan and may amend Volume 1 as necessary. In the event of a conflict between any of these areas and Volume 1, the policy areas in Volume 3 shall prevail and take precedence provided the general goals and objectives of Volume 1 are maintained.</p> <p>a) Notwithstanding Policy F.1.3.2, Policies E.2.8.2 and E.2.8.3 of Volume 1 shall prevail over the policies of Volume 3 for all lands designated as an <i>Employment Area</i> on Schedule E-1 – Urban Land Use Designations.</p> |
| <p>F.1.12.12 Lawfully established uses under Policy E.2.8.2 may be recognized in the Zoning By-law.</p> | <p>F.1.12.12 Lawfully established uses under Policy E.2.8.2 may be recognized in the Zoning By-law.</p> |

Appendix "D" – Volume 1: Chapter G – Glossary

| Proposed Change | Proposed New/Revised Policy |
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| <p>Grey highlighted strikethrough text = text to be deleted</p> | <p>Bolded text = text to be added</p> |
| <p>Employment Area: Areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, research and development in connection with manufacturing, warehousing, goods movement, offices and associated retail and office, and ancillary facilities. An employment area also includes areas of land described by subsection 1(1.1) of the Planning Act. Uses that are excluded from employment areas are institutional and commercial, including retail and office not associated with the primary employment use listed above (PPS, 2024).</p> | <p>Employment Area: Areas designated in an official plan for clusters of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities. An employment area also includes areas of land described by subsection 1(1.1) of the Planning Act. Uses that are excluded from employment areas are institutional and commercial, including retail and office not associated with the primary employment use listed above (PPS, 2024).</p> |

Appendix "E" – Volume 2: Chapter B – Section B.1.0 – General Policies

| Proposed Change | Proposed New/Revised Policy |
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| <p>Grey highlighted strikethrough text = text to be deleted</p> | <p>Bolded text = text to be added</p> |
| <p>B.1.2 The policies of Volume 1 and 3 shall apply to all secondary plans unless otherwise specified in the policies of this Volume. Where a discrepancy between the policies and/or designations exists, the policies and designations of the secondary plan shall prevail.</p> <p>a) Notwithstanding Policy B.1.2, Policies E.2.8.2 and E.2.8.3 of Volume 1 shall prevail over the policies of Volume 2 for lands within an Employment Area designation (e.g. Industrial Lands, Research District, Shipping and Navigation, Airport Light Industrial, Airport Prestige Business, Airport Related Business, Airside Industrial, Light Industrial, General Industrial, Business Park) on the land use plans appended to each Secondary Plan Area.</p> | <p>B.1.2 The policies of Volume 1 and 3 shall apply to all secondary plans unless otherwise specified in the policies of this Volume. Where a discrepancy between the policies and/or designations exists, the policies and designations of the secondary plan shall prevail.</p> <p>a) Notwithstanding Policy B.1.2, Policies E.2.8.2 and E.2.8.3 of Volume 1 shall prevail over the policies of Volume 2 for lands within an Employment Area designation (e.g. Industrial Lands, Research District, Shipping and Navigation, Airport Light Industrial, Airport Prestige Business, Airport Related Business, Airside Industrial, Light Industrial, General Industrial, Business Park) on the land use plans appended to each Secondary Plan Area.</p> |

Appendix “F” – Volume 2: Chapter B – Stoney Creek Secondary Plans – Fruitland-Winona Secondary Plan – Section B.7.4.18 – Site Specific Policies

| Proposed Change | Proposed New/Revised Policy |
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| <p>Grey highlighted strikethrough text = text to be deleted</p> | <p>Bolded text = text to be added</p> |
| <p>B.7.4.18 Site Specific Policies</p> <p>Site Specific Policy – Area P</p> <p>B.7.4.18.16 For lands identified as Site Specific Policy – Area P on Map B.7.4.1 -Fruitland-Winona Secondary Plan – Land Use Plan, designated “Medium Density”, and municipally known as 1400 South Service Road, and shown on Site Specific Policy P on Map B.7.4.1 – the following policies shall apply:</p> <ul style="list-style-type: none"> a) Notwithstanding Policy E.3.5.8 building heights shall not exceed 16 storeys. b) A minimum of 2,750 square metres of non residential uses on the Business Park designation as shown in Part ‘A’ on Map B.7.4-1 – Fruitland-Winona Secondary Plan – Land Use Plan, shall be constructed prior to occupancy of a <i>multiple dwelling</i>, as shown in Part ‘B’ on Map B.7.4-1 – Fruitland -Winona Secondary Plan – Land Use Plan; and, c) Policies E.2.8.2, E.2.8.3 and E.2.8.4 of Volume 1 and Policy B.1.2 a) shall not apply to Part ‘A’ on Map B.7.4-1 – Fruitland-Winona Secondary Plan – Land Use Plan. | <p>Site Specific Policy – Area P</p> <p>B.7.4.18.16 For lands identified as Site Specific Policy – Area P on Map B.7.4.1 -Fruitland-Winona Secondary Plan – Land Use Plan, designated “Medium Density”, and municipally known as 1400 South Service Road, and shown on Site Specific Policy P on Map B.7.4.1 – the following policies shall apply:</p> <ul style="list-style-type: none"> a) Notwithstanding Policy E.3.5.8 building heights shall not exceed 16 storeys. b) A minimum of 2,750 square metres of non residential uses on the Business Park designation as shown in Part ‘A’ on Map B.7.4-1 – Fruitland-Winona Secondary Plan – Land Use Plan, shall be constructed prior to occupancy of a <i>multiple dwelling</i>, as shown in Part ‘B’ on Map B.7.4-1 – Fruitland -Winona Secondary Plan – Land Use Plan; and, c) Policies E.2.8.2, E.2.8.3 and E.2.8.4 of Volume 1 and Policy B.1.2 a) shall not apply to Part ‘A’ on Map B.7.4-1 – Fruitland-Winona Secondary Plan – Land Use Plan. |

Appendix "G" – Volume 2: Chapter B - Airport Employment Growth District – Section B.8.17 – Site Specific Policies

| Proposed Change | Proposed New/Revised Policy |
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| Grey highlighted strikethrough text = text to be deleted | Bolded text = text to be added |
| <p>B.8.17 Site Specific Policies</p> <p>Site Specific Policy – Area D</p> <p>B.8.17.4 For the lands designated Institutional, located on the southeast corner of Garner Road East and Smith Road, and identified on Map B.8-1 – Airport Employment Growth District Land Use plan as Site Specific Policy – Area D, the following additional policies shall apply and be regulated by the Zoning By-law:</p> <ul style="list-style-type: none"> d) Residential uses shall be prohibited, except for ancillary uses, in accordance with Section E.6.2.4 of Volume 1, e) In addition to the permitted uses in Section E.6.2.2 of Volume 1, a trade school may be permitted, and f) Section E.6.2.6 of Volume 1 shall not apply, and g) Policies E.2.8.2, E.2.8.3 and E.2.8.4 of Volume 1 and Policy B.1.2 a) shall not apply to the subject lands. | <p>B.8.17 Site Specific Policies</p> <p>Site Specific Policy – Area D</p> <p>B.8.17.4 For the lands designated Institutional, located on the southeast corner of Garner Road East and Smith Road, and identified on Map B.8-1 – Airport Employment Growth District Land Use plan as Site Specific Policy – Area D, the following additional policies shall apply and be regulated by the Zoning By-law:</p> <ul style="list-style-type: none"> a) Residential uses shall be prohibited, except for ancillary uses, in accordance with Section E.6.2.4 of Volume 1, b) In addition to the permitted uses in Section E.6.2.2 of Volume 1, a trade school may be permitted, and c) Section E.6.2.6 of Volume 1 shall not apply, and d) Policies E.2.8.2, E.2.8.3 and E.2.8.4 of Volume 1 and Policy B.1.2 a) shall not apply to the subject lands. |

Appendix "H" – Volume 3: Chapter C – Urban Site Specific Policies

| Proposed Change | Proposed New/Revised Policy |
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| <p>Grey highlighted strikethrough text = text to be deleted</p> | <p>Bolded text = text to be added</p> |
| <p>New Site Specific Policy</p> <p>Flamborough</p> <p><i>Employment</i></p> <p>UFE – 3 Lands located at 586 Highway 6 North, former Town of Flamborough</p> <p>1.0 In addition to the uses permitted in E.5.4 – Employment Area – Business Park Designation of Volume 1, on the lands designated Employment Areas – Business Park, located at 586 Highway 6 North, the following policies shall apply:</p> <p>a) Policies E.2.8.2, E.2.8.3, and E.2.8.4 of Volume 1 shall not apply to the subject lands.</p> | <p>New Site Specific Policy</p> <p>Flamborough</p> <p><i>Employment</i></p> <p>UFE – 3 Lands located at 586 Highway 6 North, former Town of Flamborough</p> <p>2.0 In addition to the uses permitted in E.5.4 – Employment Area – Business Park Designation of Volume 1, on the lands designated Employment Areas – Business Park, located at 586 Highway 6 North, the following policies shall apply:</p> <p>a) Policies E.2.8.2, E.2.8.3, and E.2.8.4 of Volume 1 shall not apply to the subject lands.</p> |
| <p>New Site Specific Policy</p> <p>Flamborough</p> <p><i>Employment</i></p> <p>UFE – 4 Lands located at 20 Parkside Drive, former Town of Flamborough</p> <p>1.0 In addition to the uses permitted in E.5.4 – Employment Area – Business Park Designation of Volume 1, on the lands designated Employment Areas – Business Park, located at 20 Parkside Drive, the following policies shall apply:</p> <p>a) Policies E.2.8.2, E.2.8.3, and E.2.8.4 of Volume 1 shall not apply to the subject</p> | <p>New Site Specific Policy</p> <p>Flamborough</p> <p><i>Employment</i></p> <p>UFE – 4 Lands located at 20 Parkside Drive, former Town of Flamborough</p> <p>1.0 In addition to the uses permitted in E.5.4 – Employment Area – Business Park Designation of Volume 1, on the lands designated Employment Areas – Business Park, located at 20 Parkside Drive, the following policies shall apply:</p> <p>a) Policies E.2.8.2, E.2.8.3, and E.2.8.4 of Volume 1 shall not apply to the subject</p> |

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| <p>New Site Specific Policy</p> <p>Hamilton</p> <p><i>Employment</i></p> <p>UHE – 10 Lands located at 2130 Upper James Street, former City of Hamilton</p> <p>1.0 In addition to the uses permitted in E.5.4 – Employment Area – Business Park Designation of Volume 1, on the lands designated Employment Areas – Business Park, located at 2130 Upper James Street the following policies shall apply:</p> <p>a) Policies E.2.8.2, E.2.8.3, and E.2.8.4 of Volume 1 shall not apply to the subject lands.</p> | <p>New Site Specific Policy</p> <p>Hamilton</p> <p><i>Employment</i></p> <p>UHE – 10 Lands located at 2130 Upper James Street, former City of Hamilton</p> <p>1.0 In addition to the uses permitted in E.5.4 – Employment Area – Business Park Designation of Volume 1, on the lands designated Employment Areas – Business Park, located at 2130 Upper James Street the following policies shall apply:</p> <p>a) Policies E.2.8.2, E.2.8.3, and E.2.8.4 of Volume 1 shall not apply to the subject lands.</p> |
| <p>New Site Specific Policy</p> <p>Hamilton</p> <p><i>Employment</i></p> <p>UHE – 11 Lands located at 2150 Upper James Street, former City of Hamilton</p> <p>1.0 In addition to the uses permitted in E.5.4 – Employment Area – Business Park Designation of Volume 1, on the lands designated Employment Areas – Business Park, located at 2150 Upper James Street the following policies shall apply:</p> <p>a) Policies E.2.8.2, E.2.8.3, and E.2.8.4 of Volume 1 shall not apply to the subject lands.</p> | <p>New Site Specific Policy</p> <p>Hamilton</p> <p><i>Employment</i></p> <p>UHE – 11 Lands located at 2150 Upper James Street, former City of Hamilton</p> <p>1.0 In addition to the uses permitted in E.5.4 – Employment Area – Business Park Designation of Volume 1, on the lands designated Employment Areas – Business Park, located at 2150 Upper James Street the following policies shall apply:</p> <p>a) Policies E.2.8.2, E.2.8.3, and E.2.8.4 of Volume 1 shall not apply to the subject lands.</p> |
| <p>New Site Specific Policy</p> <p>Hamilton</p> <p><i>Employment</i></p> <p>UHE – 12 Lands located at 2144 Upper James Street, former City of Hamilton</p> <p>1.0 In addition to the uses permitted in E.5.4 –</p> | <p>New Site Specific Policy</p> <p>Hamilton</p> <p><i>Employment</i></p> <p>UHE – 12 Lands located at 2144 Upper James Street, former City of Hamilton</p> <p>1.0 In addition to the uses permitted in E.5.4 –</p> |

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| <p>Employment Area – Business Park Designation of Volume 1, on the lands designated Employment Areas – Business Park, located at 2144 Upper James Street the following policies shall apply:</p> <p>a) Policies E.2.8.2, E.2.8.3, and E.2.8.4 of Volume 1 shall not apply to the subject lands.</p> | <p>Employment Area – Business Park Designation of Volume 1, on the lands designated Employment Areas – Business Park, located at 2144 Upper James Street the following policies shall apply:</p> <p>a) Policies E.2.8.2, E.2.8.3, and E.2.8.4 of Volume 1 shall not apply to the subject lands.</p> |
| <p>New Site Specific Policy</p> <p>Hamilton</p> <p><i>Employment</i></p> <p>UHE – 13 Lands located at 2136 Upper James Street, former City of Hamilton</p> <p>1.0 In addition to the uses permitted in E.5.4 – Employment Area – Business Park Designation of Volume 1, on the lands designated Employment Areas – Business Park, located at 2136 Upper James Street the following policies shall apply:</p> <p>a) Policies E.2.8.2, E.2.8.3, and E.2.8.4 of Volume 1 shall not apply to the subject lands.</p> | <p>New Site Specific Policy</p> <p>Hamilton</p> <p><i>Employment</i></p> <p>UHE – 13 Lands located at 2136 Upper James Street, former City of Hamilton</p> <p>1.0 In addition to the uses permitted in E.5.4 – Employment Area – Business Park Designation of Volume 1, on the lands designated Employment Areas – Business Park, located at 2136 Upper James Street the following policies shall apply:</p> <p>a) Policies E.2.8.2, E.2.8.3, and E.2.8.4 of Volume 1 shall not apply to the subject lands.</p> |