

Proposed Text Amendments – Urban Hamilton Official Plan Area of Employment

The table below includes all recommended amendments to the Urban Hamilton Official Plan provided in Appendix “A” to Report PED26034 with a rationale summarizing why the specific amendment is recommended. Note that staff’s rationale is the same where similar amendments are recommended to the former City of Hamilton Official Plan and former Region of Hamilton-Wentworth Official Plan (see Appendix “B” & “C” to Report PED26034).

~~Grey highlighted strikethrough text~~ = text to be deleted
Bolded text = text to be added

Policy Number	Proposed Change	Proposed New / Revised Policy	Why Change is Recommended
Volume 1: Chapter C – City Wide Systems and Designations			
C.3.2.1 g (addition of new policy)	C.3.2.1 The following uses shall be permitted in all land use designations: <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 	C.3.2.1 The following uses shall be permitted in all land use designations: <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 	The added policy language ensures that new land uses within Employment Area designations conform to the <i>Planning Act</i> and are consistent with the Provincial Planning Statement. Minor changes to policy language for interpretation have been made to this amendment since the Statutory Public Meeting on November 14, 2025. The changes include: <ul style="list-style-type: none"> - Clarifying that subsection g) notwithstanding subsections a) through f) of Policy C.3.2.1. - Language interpretation in

	<p>not used for the purposes of maintenance or storage or railway yard;</p> <p>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;</p> <p>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);</p> <p>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 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>not used for the purposes of maintenance or storage or railway yard;</p> <p>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;</p> <p>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);</p> <p>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 Harbour Commissioners Act or other federal regulation;</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>new subsection g).</p>
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Volume 1: Chapter E – Urban Systems and Designations			
<p>E.2.8.2 (new policy)</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>The <i>Planning Act</i> contains new policy language permitting the continuation of lawfully established uses which do not meet the new definition of “Area of Employment”.</p> <p>The new policy in the Urban Hamilton Official Plan conforms with the <i>Planning Act</i>.</p> <p>No changes have been made to this amendment since the Statutory Public Meeting on November 14, 2025.</p>
<p>E.2.8.3 (new policy)</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>The new policy language affirms that parcels within designated employment areas continue to form part of an employment area even if they contain lawfully established now-excluded uses.</p> <p>Minor changes to policy language for interpretation have been made to this amendment since the Statutory Public Meeting on November 14, 2025. The changes include removing reference to Schedule E – Urban Structure in the proposed policy language.</p>

E.2.8.4 (new policy)	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 which does not align with the definition of <i>Employment Area</i> shall not be permitted.	E.2.8.4 Notwithstanding the policies of Section E.2.8.0 Employment Areas and Section E.5.0 - Employment Area Designations, the establishment of a new use which does not align with the definition of <i>Employment Area</i> shall not be permitted.	The policy language ensures that new land uses within employment areas conform to the <i>Planning Act</i> and are consistent with the Provincial Planning Statement. No changes have been made to this amendment since the Statutory Public Meeting on November 14, 2025.
Volume 1: Chapter F– Interpretation			
F.1.3.2 (new policy)	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, the policy areas in Volume 3 shall prevail and take precedence provided the general goals and objectives of Volume 1 are maintained. 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.	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, the policy areas in Volume 3 shall prevail and take precedence provided the general goals and objectives of Volume 1 are maintained. 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.	New policy language ensures that employment area policies of Volume 1 apply to all lands subject to special policy areas, area specific policy areas, and site-specific policy areas. Minor changes to policy language for interpretation have been made to this amendment since the Statutory Public Meeting on November 14, 2025. The changes include: - Removing the proposed policy language as a subsection of policy F.1.3.2. - Change of policy language from “shall apply” to “shall prevail”.
F.1.12.12 (new policy)	F.1.12.12 Lawfully established uses under Policy E.2.8.2 may be recognized in the Zoning By-law.	F.1.12.12 Lawfully established uses under Policy E.2.8.2 may be recognized in the Zoning By-law.	The intent of the policy is to allow lawfully established uses to be recognized in the Zoning By-law to provide clarity to both landowners

			and the City on what uses continue to be permitted. This is a new amendment included in the Official Plan Amendment since the Statutory Public Meeting was held on November 14, 2025.
Volume 1: Chapter G – Glossary			
Revised Definition of Employment Area	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)	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 <i>employment area</i> also includes areas of land described by subsection 1(1.1) of the Planning Act. Uses that are excluded from <i>employment areas</i> are institutional and commercial, including retail and office not associated with the primary employment use listed above (PPS, 2024)	The revised definition ensures conformity with the <i>Planning Act</i> and consistency with the Provincial Planning Statement. No changes have been made to this amendment since the Statutory Public Meeting on November 14, 2025.
Volume 2: Chapter B – Section B.1.0 – General Policies			
New policy language	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. a) Notwithstanding Policy B.1.2 , Policies E.2.8.2 and E.2.8.3 of	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. Volume 2 unless otherwise specified a) Notwithstanding Policy B.1.2,	Policy language ensures that the employment area policies of Volume 1 apply to all lands within Secondary Plan Areas. This policy applies solely to permitted uses on lands within a designated employment area in Secondary Plans and does not pertain to established development

	<p>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 plan appended to each Secondary Plan Area.</p>	<p>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 plan appended to each Secondary Plan Area.</p>	<p>standards.</p> <p>Minor changes to policy language for interpretation have been made to this amendment since the Statutory Public Meeting on November 14, 2025. The changes include:</p> <ul style="list-style-type: none"> - Removed reference to Policy B.1.3. - Change of policy language from “shall apply” to “shall prevail”.
<p>Volume 2: Chapter B – Stoney Creek Secondary Plans – Section B.7.4.18.16 – Site Specific Policies</p>			
<p>New Site Specific Policy Language</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 	<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 	<p>Intent of the policy language is to ensure that the recommended Official Plan Amendment does not conflict Ontario Land Tribunal decision OLT-23-001146 issued on July 22, 2025, which permits standalone office uses on the northern portion of 1400 South Service Road, Stoney Creek.</p> <p>This is a new amendment included in the Official Plan Amendment since the Statutory Public Meeting was held on November 14, 2025.</p>

	<p>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,</p> <p>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>	<p>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,</p> <p>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>	
Volume 2: Chapter B – Airport Employment Growth District – Section B.8.17 – Site Specific Policies			
<p>New Site Specific Policy Language</p>	<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> <p>d) Residential uses shall be prohibited, except for ancillary uses, in accordance with Section E.6.2.4 of Volume 1,</p> <p>e) In addition to the permitted uses in Section E.6.2.2 of Volume 1, a</p>	<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> <p>g) Residential uses shall be prohibited, except for ancillary uses, in accordance with Section E.6.2.4 of Volume 1,</p> <p>h) In addition to the permitted uses in Section E.6.2.2 of Volume 1, a</p>	<p>Intent of the policy language is to ensure that the lands known municipally as 700 Garner Road maintain its current Official Plan permissions allowing institutional uses for the reasons discussed in Appendix "J" to Report PED26034.</p> <p>This is a new amendment included in the Official Plan Amendment since the Statutory Public Meeting was held on November 14, 2025.</p>

	<p>trade school may be permitted, and</p> <p>f) Section E.6.2.6 of Volume 1 shall not apply, and</p> <p>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.</p>	<p>trade school may be permitted, and</p> <p>i) Section E.6.2.6 of Volume 1 shall not apply, and</p> <p>j) 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>	
Volume 3: Chapter C – Urban Site Specific Policies			
New Site Specific Policy Language	<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>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>The site specific policy seeks to ensure that the subject lands can be developed for a Public Service Facility as identified by the City of Hamilton Corporate Real Estate Department. By including site-specific policies, the planned public service facilities required to provide emergency services to designated employment areas can proceed in a manner consistent with Section 3.1.3 of the Provincial Planning Statement.</p> <p>This is a new amendment included in the Official Plan Amendment since the Statutory Public Meeting was held on November 14, 2025.</p>
New Site Specific Policy Language	<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</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</p>	<p>The site specific policy seeks to ensure that the subject lands can be developed for a Public Service Facility as identified by the City of Hamilton Corporate Real Estate</p>

	<p>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 lands.</p>	<p>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 lands.</p>	<p>Department. By including site-specific policies, the planned public service facilities required to provide emergency services to designated employment areas can proceed in a manner consistent with Section 3.1.3 of the Provincial Planning Statement.</p> <p>This is a new amendment included in the Official Plan Amendment since the Statutory Public Meeting was held on November 14, 2025.</p>
New Site Specific Policy Language	<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>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>The site specific policy seeks to ensure that the subject lands can be developed for a Public Service Facility as identified by the City of Hamilton Corporate Real Estate Department. By including site-specific policies, the planned public service facilities required to provide emergency services to designated employment areas can proceed in a manner consistent with Section 3.1.3 of the Provincial Planning Statement.</p> <p>This is a new amendment included in the Official Plan Amendment since the Statutory Public Meeting was held on November 14, 2025.</p>
New Site Specific Policy Language	<p>UHE – 11 Lands located at 2150 Upper James Street, former City of Hamilton</p>	<p>UHE – 11 Lands located at 2150 Upper James Street, former City of Hamilton</p>	<p>The site specific policy seeks to ensure that the subject lands can</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>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>be developed for a Public Service Facility as identified by the City of Hamilton Corporate Real Estate Department. By including site-specific policies, the planned public service facilities required to provide emergency services to designated employment areas can proceed in a manner consistent with Section 3.1.3 of the Provincial Planning Statement.</p> <p>This is a new amendment included in the Official Plan Amendment since the Statutory Public Meeting was held on November 14, 2025.</p>
<p>New Site Specific Policy Language</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 – 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>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 – 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>The site specific policy seeks to ensure that the subject lands can be developed for a Public Service Facility as identified by the City of Hamilton Corporate Real Estate Department. By including site-specific policies, the planned public service facilities required to provide emergency services to designated employment areas can proceed in a manner consistent with Section 3.1.3 of the Provincial Planning Statement.</p> <p>This is a new amendment included in the Official Plan Amendment since the Statutory Public Meeting was held on November 14, 2025.</p>

<p>New Site Specific Policy Language</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>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>The site specific policy seeks to ensure that the subject lands can be developed for a Public Service Facility as identified by the City of Hamilton Corporate Real Estate Department. By including site-specific policies, the planned public service facilities required to provide emergency services to designated employment areas can proceed in a manner consistent with Section 3.1.3 of the Provincial Planning Statement.</p> <p>This is a new amendment included in the Official Plan Amendment since the Statutory Public Meeting was held on November 14, 2025.</p>
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