



Hamilton

# PLANNING COMMITTEE

**Report PED26034 – City Initiated Official Plan  
Amendments for Phase 1 of the Employment Area Review**

March 24, 2026

Presented by: Charlie Toman & Allison Martin

# PED26034 – City Initiated Official Plan Amendments for Phase 1 of the Employment Area Review

Presented by: Charlie Toman, Program Lead – Policy Planning & Municipal  
Comprehensive Review

Allison Martin, Senior Planner

# Purpose of the Report

- Seek approval of Official Plan Amendments to implement Phase 1 of the City Initiated Employment Area Review.
- Seek direction to immediately proceed with Phase 2.



- Employment Areas are 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.
- Provincial Planning Statement requires municipalities to plan for, protect and preserve sufficient employment areas to accommodate current and forecasted job growth.
- Sensitive (e.g. residential) land uses are excluded from Employment Areas to ensure the long-term viability of industrial operations are protected against land use compatibility conflicts.
- Protecting employment areas help secure local jobs, strengthen the tax base, and ensure long-term economic resilience and competitiveness.

## Planning Act

### Definition of Area of Employment

#### Permitted Uses:

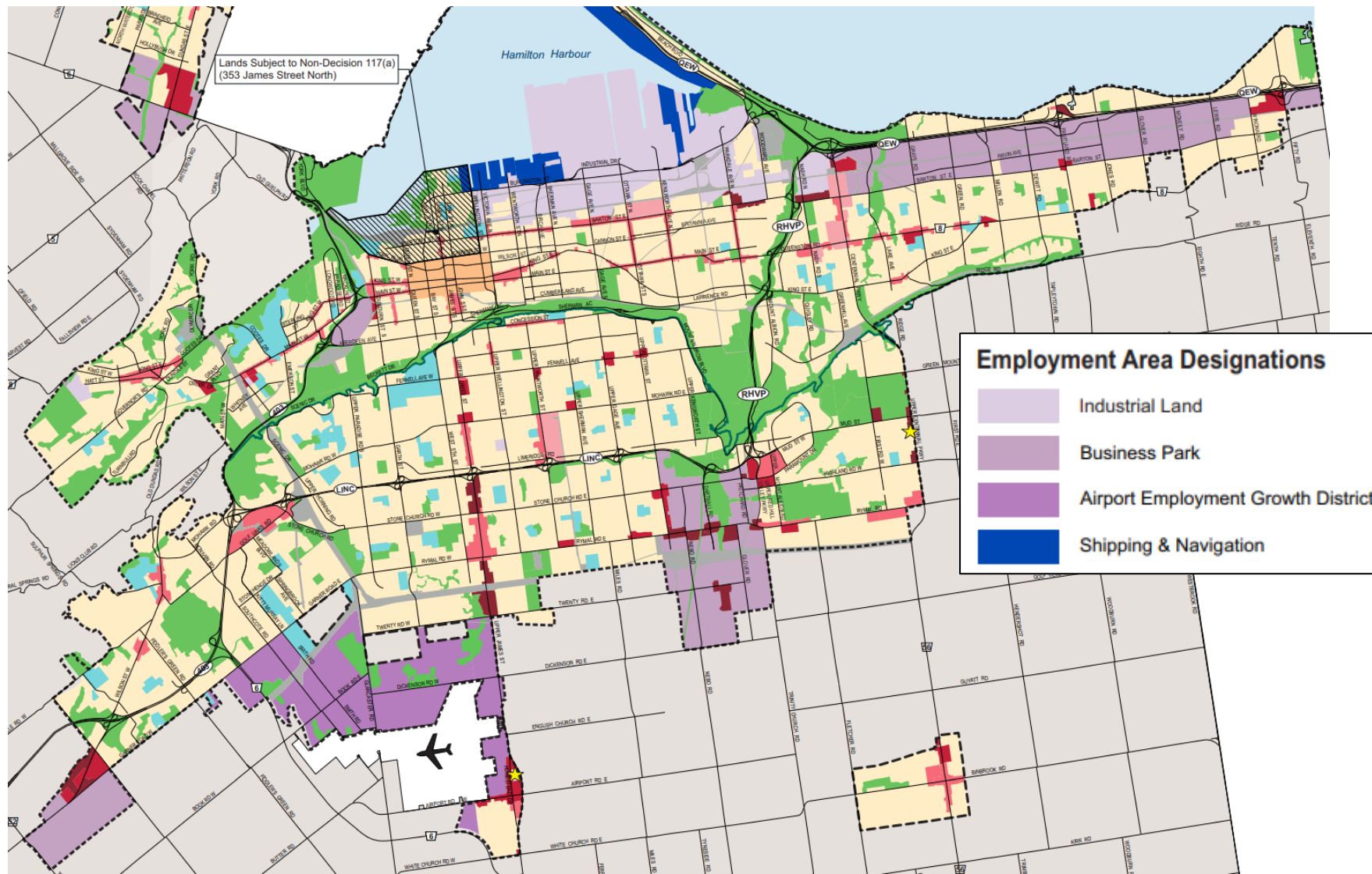
- Manufacturing & Associated Research/Development
- Warehousing & Goods Movement
- Limited Retail, Office & Ancillary Uses associated with primary Manufacturing or Warehousing Use
- Other prescribed business and economic uses

#### Prohibited Uses:

- Institutional
- Commercial - Including retail & office uses not related to primary employment uses

## Provincial Planning Statement

- Revoked Growth Plan & Provincial Policy Statement
- Revised definition for Employment Area
- Prohibit Public Services Facilities from locating in Employment Areas
- Permit privately initiated Official Plan Amendment applications to remove lands from designated Employment Areas
- Municipalities to use MOF projections for forecasting



- The intent of the changes to the *Planning Act* and Provincial Planning Statement is to allow more housing to be permitted in more areas of municipalities, including within office parks.
- Risk that maintaining existing Urban Hamilton Official Plan permissions for standalone commercial, office, and institutional uses within employment areas will make it easier for landowners to remove designated employment lands for new sensitive uses.
- The Employment Area Review is required in direct response to the changes made by the Province
  - Phase 1 – Immediately bring existing designated Employment Lands into conformity with Provincial changes
  - Phase 2 – Review and update of all designated Employment Areas to determine what should remain as an Employment Area

## Phase 1 – Alignment with the Provincial Planning Framework

Amendments to the Urban Hamilton Official Plan, former City of Hamilton Official Plan, and former Region of Hamilton-Wentworth Official Plan:

- The OPAs are intended to protect the City’s designated employment areas from future loss and fragmentation by:
  - Limiting potential appeals of applications to the Ontario Land Tribunal to remove lands from designated employment areas; and
  - Ensuring that all Provincial Planning Statement, 2024, policies respecting the protection of employment areas are applied to applications to remove lands from designated employment areas.
  - Implementing the transition provisions of the *Planning Act* to permit existing lawfully established excluded uses to continue provided they were operational by October 20, 2024.

## Phase 1 – Alignment with the Provincial Planning Framework

Amendments to the Urban Hamilton Official Plan, former City of Hamilton Official Plan, and former Region of Hamilton-Wentworth Official Plan:


- Update policies, land use permissions, and definitions for designated employment areas to ensure conformity with the *Planning Act* and consistency with the Provincial Planning Statement, 2024.
- Require privately initiated official plan amendment applications seeking to remove lands from designated employment areas to submit a Land Use/ Employment Needs and Impact Assessment (subject to Provincial approval).
- Recognize six parcels of land that are planned to be utilized for Public Service Facilities as identified by Corporate Real Estate.

The statutory public meeting was held on November 14, 2025, at Planning Committee:

- 8 written submissions from property owners requesting their lands be removed from designated Employment Areas.
- Common themes in comments received:
  - Concerns related to land use compatibility
  - Parcels within Employment Areas no longer functioning as part of an Area of Employment.
  - Preservation of existing zoning permissions for uses now excluded from locating within Areas of Employment.
  - Concerns related to the impact on development approvals.

**Public Notice**  
Have your say about the proposed amendment.

**Notice of Public Meeting of the Planning Committee  
for a City Initiated Official Plan Amendment.**



You are invited to attend and participate in the Public Meeting before a decision is made on the proposed City Initiated Official Plan Amendment.  
Friday, November 14, 2025. Meeting starts at 9:30 a.m.  
Hamilton City Hall,  
Council Chambers, 2nd Floor, 71 Main Street West, Hamilton

The City of Hamilton is conducting meetings in a hybrid format via an in-person and Webex platform. All Hybrid Meetings can be viewed at: [www.hamilton.ca/MeetingAgendas](http://www.hamilton.ca/MeetingAgendas)

**Proposal:**  
The City is proposing to amend the Urban Hamilton Official Plan by:  

- consolidating certain low density residential designations within secondary plans to a new Low Density Residential 1 designation with expanded permissions to align with the permissions of Iakame 1;
- consolidating certain low density residential designations within secondary plans which have existing permissions for certain forms of multiple dwellings into a new Medium Density Residential 1 designation which allows for multiple dwelling uses up to a maximum of three storeys;
- removing required density ranges from all the existing low density residential designations within secondary plans, and;
- redesignating certain lands to align with the existing uses on site and the related zoning.

**Regarding:**  
City-Wide Amendments  
File No: City Initiated O-24-J

**Learn more. Share your thoughts. Stay Involved.**

**Purpose of the Meeting:**

- For Planning Division staff to present a report that provides information on the amendment, addresses issues raised during the review of the amendment, and provides a recommendation on the proposal.
- For the public to share their thoughts on the proposed amendment.
- For Planning Committee to make a decision on the proposed amendment before it proceeds to Council.

**Want to learn more about what is being recommended?**  
**How can I participate before a decision is made?**

The Planning Division's staff report is available on or after November 7, 2025. The report can be accessed on the Planning Committee agenda: <https://www.hamilton.ca/MeetingAgendas> or by contacting Jennifer Allen at 905.546.2424 ext. 4672 or by e-mail [jennifer.allen@hamilton.on.ca](mailto:jennifer.allen@hamilton.on.ca).

There are a number of ways you can participate:

- Attend the meeting in person or virtually.
- Register to speak at the meeting.
- Submit a pre-recorded video with your comments.
- Submit written comments by 12:00 noon Thursday, November 13, 2025 to the Legislative Coordinator, Planning Committee by email at [clerk@hamilton.ca](mailto:clerk@hamilton.ca).

For instructions on the various ways to participate, visit the City's website: <https://www.hamilton.ca/city-council/council-committees/council-committee-meetings/request-speak-committee-councillor-standing-committees> to review the Public Participation Guide for Hybrid Meetings. Be sure to review the "Appeal Rights" and "Collection of Personal Information" sections of this letter.

**Additional information and Planning Act requirements.**

**Notice of Decision.**  
If you wish to be notified of the decision of the City of Hamilton on the application(s) you must make a written request to:  
Legislative Coordinator, Planning Committee  
City of Hamilton, 71 Main Street West, 1st Floor.  
Hamilton, ON, L8P 4Y5  
Or by E-mail: [clerk@hamilton.ca](mailto:clerk@hamilton.ca)

**Appeal Rights.**  
In accordance with the provisions of the Planning Act, appeals may be made only by specified persons, public bodies, or registered owners of land to which the amendment applies, as defined by the Planning Act.


**Official Plan Amendments**

- i. If a person or public body would otherwise have an ability to appeal the decision of Council, City of Hamilton to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Hamilton before the proposed official plan amendment is adopted or before the by-law is passed, the person or public body is not entitled to appeal the decision.
- ii. If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Hamilton before the proposed official plan amendment is adopted or before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

The general public and other interested parties not defined are no longer eligible to file Planning Act Section 17(4), 17(16) and 34(1) appeals. See **Bill 185, Cutting Red Tape to Build More Homes Act, 2024** for more information.

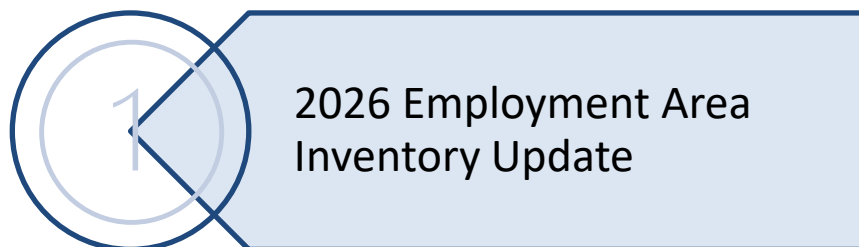
**Collection of Personal Information.**  
Information respecting this application is being collected under the authority of the Planning Act, R.S.O. 1990, c.P.13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public and will appear on the City's website unless you request that the City remove your personal information.

**Accessibility Accommodations.**  
If you need any accommodations to attend and participate at the meeting, please contact the Office of the City Clerk at [clerk@hamilton.ca](mailto:clerk@hamilton.ca) one week prior to the meeting. Advance requests are highly encouraged to enable us to meet your needs adequately.

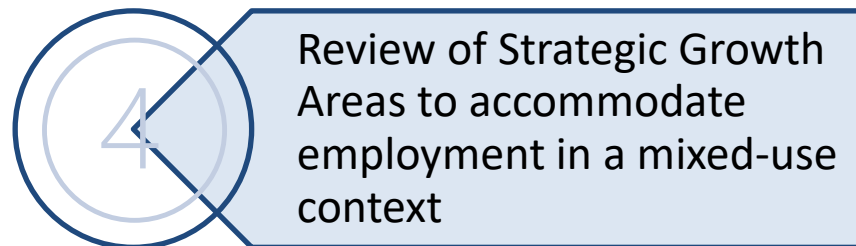


This Notice was issued by the Legislative Coordinator, Planning Committee on November 5, 2025.

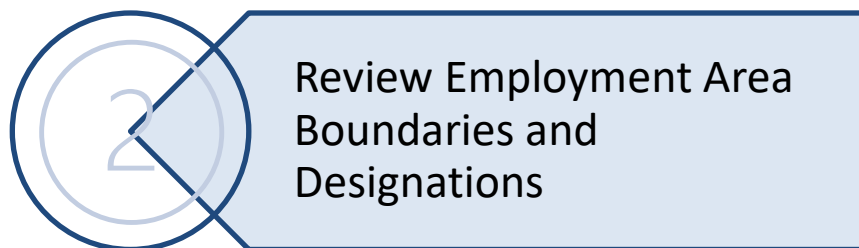
## Phase 2 – Comprehensive Policy Review & Update



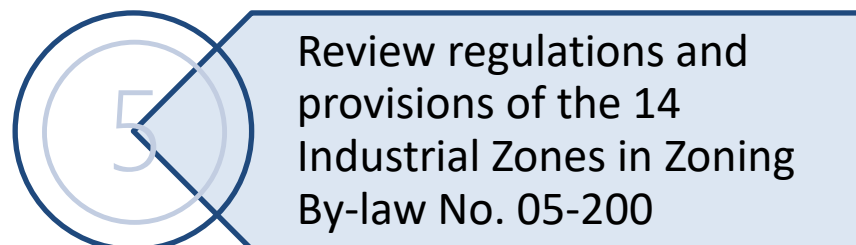
1 2026 Employment Area Inventory Update



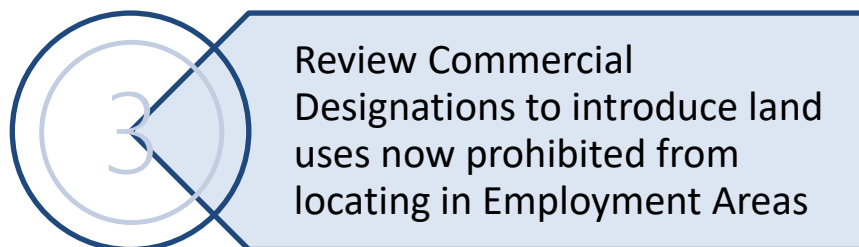
4 Review of Strategic Growth Areas to accommodate employment in a mixed-use context



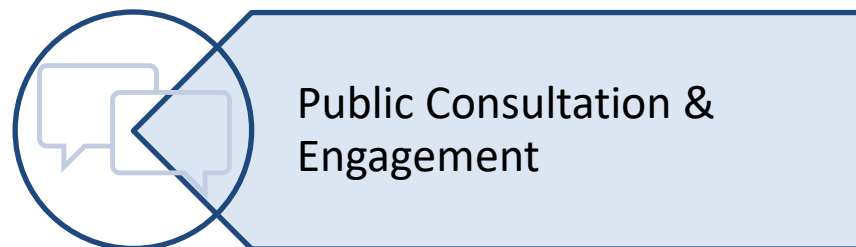
2 Review Employment Area Boundaries and Designations



5 Review regulations and provisions of the 14 Industrial Zones in Zoning By-law No. 05-200



3 Review Commercial Designations to introduce land uses now prohibited from locating in Employment Areas



Public Consultation & Engagement

# Conclusion

## Staff Recommendations

- Approve the recommended amendments to the Urban Hamilton Official Plan, former City of Hamilton Official Plan, and former Region of Hamilton-Wentworth Official Plan to ensure conformity with the *Planning Act* and consistency with the Provincial Planning Statement, 2024.
- Immediately launch Phase 2 of the Employment Area Review.



Hamilton

THANK YOU

THE CITY OF HAMILTON PLANNING COMMITTEE