

Authority: Item 6, Planning Committee
Report 16-013 (PED16151)
CM: July 8, 2016

Bill No. 217

CITY OF HAMILTON

BY-LAW NO. 16-217

To Adopt:

**Official Plan Amendment No. 60 to the
Urban Hamilton Official Plan**

Respecting:

**21 and 31 Trinity Church Road and 1816 Rymal Road East
(Glanbrook)**

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

1. Amendment No. 60 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this By-law, is hereby adopted.

PASSED this 12th day of August, 2016.

F. Eisenberger
Mayor

J. Pilon
Acting City Clerk

UHOPA-15-28 & ZAC-15-061

Urban Hamilton Official Plan Amendment No. 60

The following text constitutes Official Plan Amendment No. 60 to the Rymal Road Secondary Plan which forms part of the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to permit a Motor Vehicle Services station with an accessory Motor Vehicle Washing Establishment and accessory Drive Thru Restaurant, to establish a maximum gross floor area for any group of Local Commercial uses of 2,500 square metres and to restrict any individual commercial establishment to half of the total gross floor area.

2.0 Location:

The lands affected by this Amendment are known municipally as 21 and 31 Trinity Church Road and 1816 Rymal Road East.

3.0 Basis:

The basis for permitting this Amendment is as follows:

- The proposed Amendment is consistent with the Provincial Policy Statement, and conforms to the Growth Plan for the Greater Golden Horseshoe.
- The proposed Amendment is compatible with the existing and planned development in the immediate area.
- The proposal satisfies all characteristics and requirements of the Local Commercial policies, save and except, the prescribed use of the lands which does not permit a Motor Vehicle Service station, a Motor Vehicle Washing Establishment, or a Drive Thru Restaurant. Given the location of the subject lands at the corner of an Arterial Road and Collector Road and the proximity of the property to the proposed Red Hill Valley Parkway, the proposed additional uses are deemed to be appropriate uses for the lands.

4.0 Changes:

4.1. Text Changes – Chapter B.5.2 – Rymal Road Secondary Plan

- 4.1.1. That Section B.5.2.14 – Site Specific Policies be amended by adding the following Site Specific Policies as follows:

“Site Specific Policy – Area H”

5.2.14.4 For lands located at 21 and 31 Trinity Church Road and 1816 Rymal Road East, identified as Site Specific Policy Area H on Map B.5.2-1 – Rymal Road Secondary Plan – Land Use Plan, and designated Local Commercial, the following policies shall apply:

- a) In addition to Policy B.5.2.3.4 b) the following uses shall also be permitted:
 - i) Motor Vehicle Service Station;
 - ii) Motor Vehicle Washing Establishment, accessory to a Motor Vehicle Service Station; and,
 - iii) Drive Thru Restaurant, accessory to a Motor Vehicle Service Station.
- b) That notwithstanding Policy B.5.2.3.4 c) the maximum gross leasable floor area of any individual commercial establishment shall not exceed half of the total gross leasable floor area and the maximum gross leasable floor area of any group of Local Commercial uses shall be 2,500 square metres.

5.0 Implementation:

An implementing Zoning By-law Amendment will give effect to the intended uses on the subject lands.

This is Schedule "1" to By-law No. 16-217 passed on the 12th day of August, 2016.

The
City of Hamilton

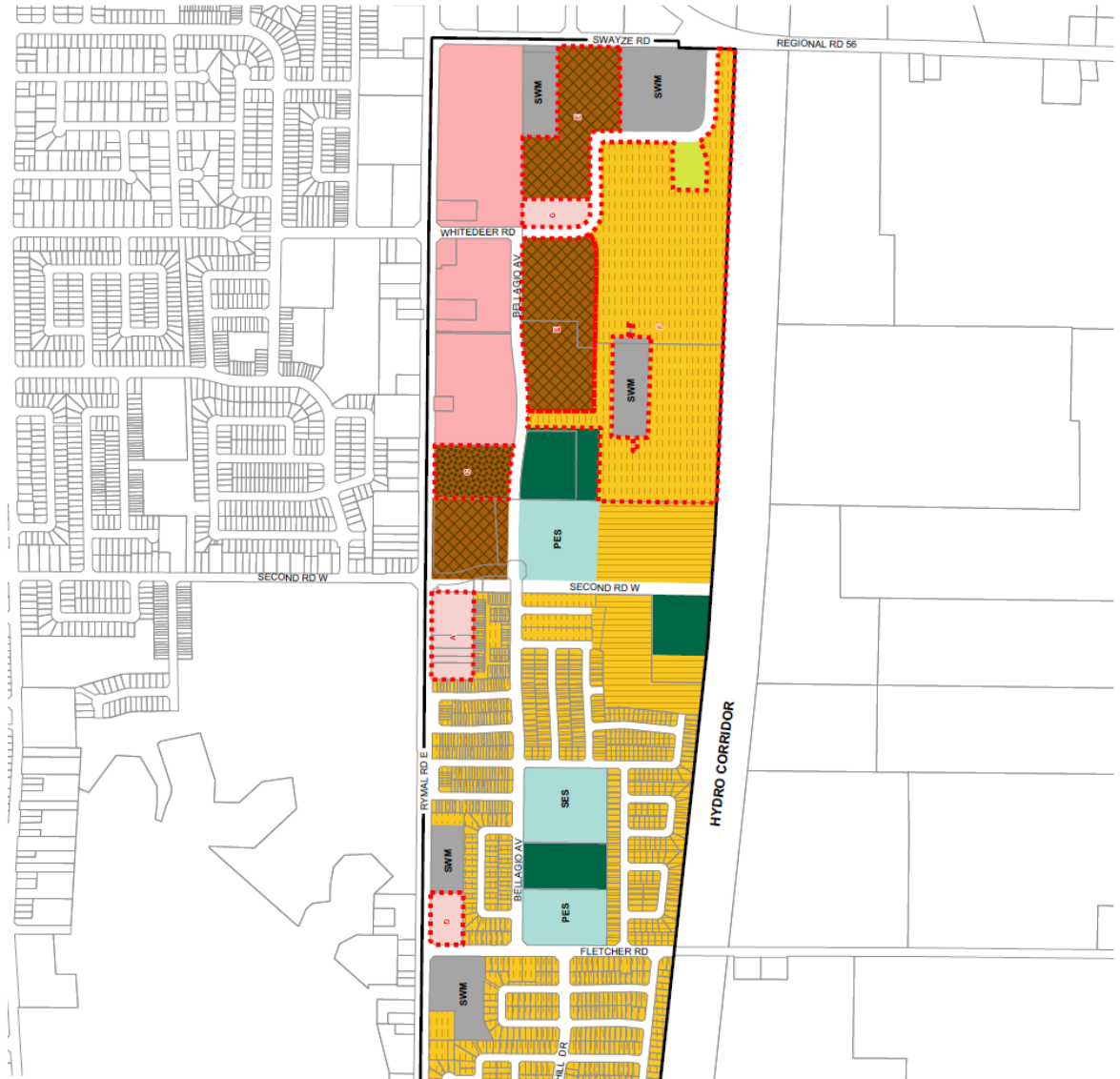
F. Eisenberger
MAYOR

J. Pilon
ACTING CITY CLERK

Appendix A
APPROVED Amendment No. 60
 to the Urban Hamilton Official Plan

Lands to be identified as Site Specific Policy Area "H"
 21 & 31 Trinity Church Rd & 1816 Rymal Road East

Date: July 21, 2016	Revised By: DBNB	Reference File No.: UHOPA-15-020
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Legend

- Residential Designations**
 - Low Density Residential 2a
 - Low Density Residential 2b
 - Medium Density Residential 2b
 - Medium Density Residential 2c
- Commercial and Mixed Use Designations**
 - Local Commercial
 - Mixed Use - Medium Density
 - District Commercial
- Parks and Open Space Designations**
 - Parkade
 - Neighbourhood Park
- Other Designations**
 - Institutional
 - PES (Public Elementary School)
 - SES (Separate Elementary School)
 - PSS (Public Secondary School)
 - Utility
 - SWM (Storm Water Management)
- Other Features**
 - Area of Site Specific Policy
 - Proposed Roads
 - Secondary Plan Boundary

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

Urban Hamilton Official Plan
 Rymal Road
 Secondary Plan
 Land Use Plan
 Map B.5.2-1

Hamilton
 PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT
 Date: July 2016
 Scale: 1:10,000
 Drawing No.: 15-020-01