

Authority: Item 4, Planning Committee
Report: 22-010 (PED22121)
CM: June 22, 2022
Ward: 11

Bill No. 165

CITY OF HAMILTON

BY-LAW NO. 22-

To Adopt:

**Official Plan Amendment No. 35 to the
Rural Hamilton Official Plan**

Respecting:

**5020 Tyneside Road
(Glanbrook)**

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

1. Amendment No. 35 to the Rural Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 8th day of July, 2022.

F. Eisenberger
Mayor

A. Holland
City Clerk

Rural Hamilton Official Plan Amendment No. 35

The following text, together with Appendix "A" – Volume 3: Appendix A – Site Specific Area Key Map, attached hereto, constitutes Official Plan Amendment No. "35" to the Rural Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to establish a Rural Site Specific Area to permit a severed lot with no frontage on a public road and a surplus farm dwelling lot that exceeds a depth of 122 metres.

2.0 Location:

The lands affected by this Amendment are known municipally as 5020 Tyneside Road, in the former Town of Flamborough.

3.0 Basis:

The basis for permitting this Amendment is to facilitate the implementation of the conditions of Committee of Adjustment applications GL/B-20:60 and GL/B-20:199 in order to permit severance of a surplus farm dwelling and associated variances for the severed property.

4.0 Actual Changes:

4.1 Volume 3 – Special Policy and Site Specific Areas

Text

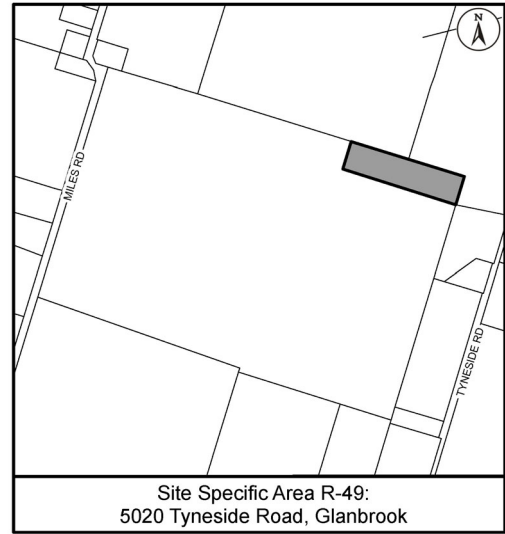
4.1.1 Chapter B – Rural Site Specific Areas

- a. That Volume 3: Chapter B – Rural Site Specific Areas be amended by adding a new Site Specific Area, as follows:

“R-49 Lands located at 5020 Tyneside Road, former Township of Glanbrook

- 1.0 Notwithstanding Policies C.4.5.8.4 and F.1.14.2.1 c) vi) of Volume 1, for the property known municipally as 5020 Tyneside Road, Glanbrook, identified as Site Specific Area R-49, development or redevelopment on a severed lot with no frontage on a public road shall be permitted.

- 2.0 Notwithstanding Policy F.1.14.2.8 a) vi) 2. of Volume 1, for the property known municipally as 5020 Tyneside Road, Glanbrook, identified as Site Specific Area R-49, the property depth shall not exceed 328.0 metres.”



Schedules and Appendices

4.1.2 Appendix

- a. That Volume 3: Appendix A – Site Specific Area Key Map be amended by identifying the lands municipally known as 5020 Tyneside Road, Glanbrook as Site Specific Area R-49, as shown on Appendix “A”, attached to this Amendment.

5.0 Implementation:

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

This Official Plan Amendment is Schedule “1” to By-law No. 22-165 passed on the 8th day of July, 2022.

**The
City of Hamilton**

F. Eisenberger
Mayor

A. Holland
City Clerk

Appendix A
 APPROVED Amendment No. 35
 to the Rural Hamilton Official Plan

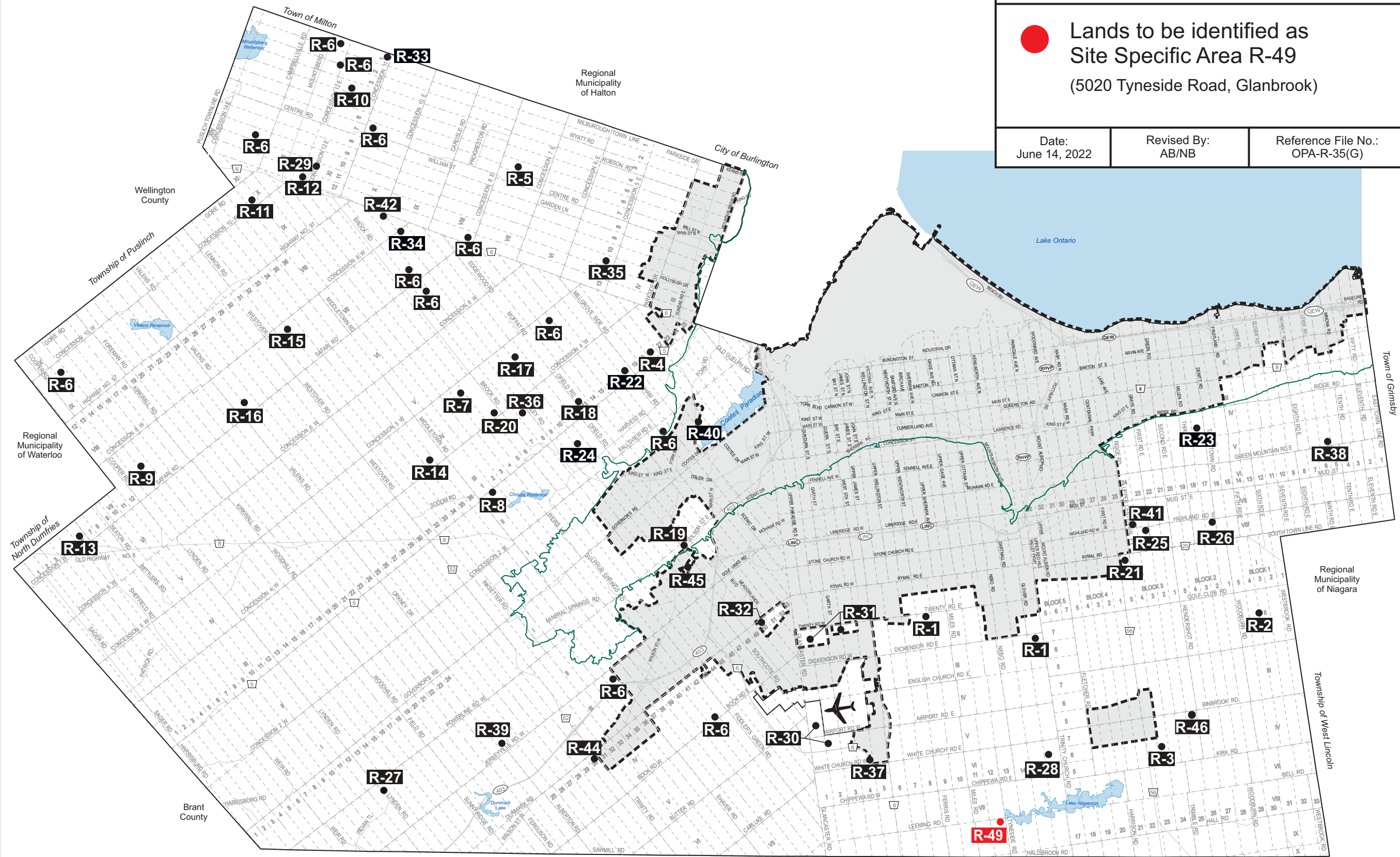


Lands to be identified as
 Site Specific Area R-49
 (5020 Tyneside Road, Glanbrook)

Date:
 June 14, 2022

Revised By:
 AB/NB

Reference File No.:
 OPA-R-35(G)



- Legend**
- Site Specific Areas (SSA)
 - R-** Refers to Rural Site Specific Area #, Volume 3, Chapter B
- Other Features**
- Urban Area
 - John C. Munro Hamilton International Airport
 - Niagara Escarpment
 - Urban Boundary
 - Municipal Boundary

Council Adoption: September 27, 2006
 Ministerial Approval: December 24, 2008
 Effective Date: March 7, 2012

Rural Hamilton Official Plan
Volume 3: Appendix A
Site Specific Key Map

Not To Scale

Date: May 2021

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

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Haldimand County