

**Authority:** Item 8.4, Planning Committee Minutes 25-011 (PED25171)  
CM: August 6, 2025 Ward: City-wide  
Written approval for this by-law was given by Mayoral Decision MDE-2025-13  
Dated August 6, 2025

**Bill No. 161**

**CITY OF HAMILTON**

**BY-LAW NO. 25-161**

**To Adopt:**

**Official Plan Amendment No. 254 to the  
City of Hamilton Official Plan**

Respecting:

**Housekeeping and Strategic Amendments  
City Wide**

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

1. Amendment No. 254 to the City of Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 6<sup>th</sup> day of August, 2025.

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A. Horwath  
Mayor

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J. Pilon  
Acting City Clerk

**DRAFT Amendment No. 254  
to the  
City of Hamilton Official Plan**

The following text, together with:

Appendix “A”	Section A.6.3 – West Harbour Secondary Plan
Appendix “B”	Section D.9 – Notification and Public Participation Procedure
Appendix “C”	Schedule M-2: General Land Use

attached hereto, constitutes Official Plan Amendment No. 254 to the City of Hamilton Official Plan.

**1.0 Purpose and Effect:**

The purpose and effect of this Amendment is to:

- Amend public notice requirements for the adoption of various *Planning Act* applications;
- Correct administrative errors (i.e. numbering, typographical and grammar);
- Redesignate lands located at 38 Strachan Street West, 344 Bay Street North and Parts A and B of the Road Allowance Abutting the West Side of 38 Strachan Street, from Low Density Residential to Open Space.

**2.0 Location:**

The lands affected by this amendment are located within the West Harbour (Setting Sail) Secondary Plan area.

**3.0 Basis:**

The basis for permitting this Amendment is:

- The Amendment enables clear interpretation of policy directions;
- The Amendment implements Council direction to maintain the open space function of 38 Strachan Street West and 344 Bay Street North and Parts A and B of the Road Allowance Abutting the West Side of 38

Strachan Street West;

- The Amendment aligns the timeline for public notice and Council decisions on Planning Applications, to be consistent with the Urban and Rural Hamilton Official Plan and meet Provincial legislative timelines for processing applications; and,
- The Amendment is consistent with the Provincial Planning Statement, 2024.

#### **4.0 Changes:**

##### **4.1 Text Changes**

4.1.1 That policies A.6.3.3.1.16 and A.6.3.3.1.16.1.1 of Section A.6.3 – West Harbour Secondary Plan be amended as outlined in Appendix “A”, attached to this amendment.

4.1.2 That policies D.9.1 ii) and iii) of Section D.9 – Notification and Public Participation Procedure, be amended as outlined in Appendix “B”, attached to this Amendment.

##### **4.2 Schedules and Appendices**

###### **4.2.1 Schedules**

a. That Schedule M-2 – General Land Use of the West Harbour (Setting Sail) Secondary Plan be amended, as shown on Appendix “C”, 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. 25-161 passed on the 6<sup>th</sup> day of August, 2025.

**The  
City of Hamilton**

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A. Horwath  
Mayor

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J. Pilon  
Acting City Clerk

## Appendix "A" – Section A.6.3 – West Harbour Secondary Plan

Proposed Change	Proposed New / Revised Policy
<del>Grey highlighted strikethrough text</del> = text to be deleted	<b>Bolded text</b> = text to be added
A.6.3.3.1.16 In the Barton-Tiffany Special Policy Area:	A.6.3.3.1.16 In the Barton-Tiffany Special Policy Area:
A.6.3.3.1.16.1.1 Uses permitted shall provide <del>side</del> for a range of retail uses to serve the needs <del>to</del> <b>of</b> residents in the surrounding neighbourhoods and shall not compete with the retail function of the downtown.	A.6.3.3.1.16.1.1 Uses permitted shall provide for a range of retail uses to serve the needs of residents in the surrounding neighbourhoods and shall not compete with the retail function of the downtown.

## Appendix "B" – Section D – Implementation

Proposed Change	Proposed New / Revised Policy
<del>Grey highlighted strikethrough text</del> = text to be deleted	<b>Bolded text</b> = text to be added
<p>D.9.1 In considering the merits of any proposed Amendment to this Plan or Zoning By-law and Plan of Subdivision, as a result of a specific application or special study, and in the preparation of a Community Improvement Plan and Amendments, Council shall notify, inform and seek the input of all interested citizens. Accordingly, Council shall be guided by the following notification and public participation procedures:</p> <p>...</p> <p>ii) Notification of public meeting(s) for the adoption of the Official Plan and Amendments, changes to the Zoning By-law, Plans of Subdivision and Community Improvement Plans will be given to the public at least <del>14</del> 7 days prior to the date of the meeting (s) and the notice will be given in accordance with the applicable requirements of the Planning Act regulations.</p> <p>iii) Council decisions will take place a minimum of <del>14</del> 7 days from the time the first notification is given, for Planning Act applications/procedures identified in Policy D.9.1. ii)</p>	<p>D.9.1 In considering the merits of any proposed Amendment to this Plan or Zoning By-law and Plan of Subdivision, as a result of a specific application or special study, and in the preparation of a Community Improvement Plan and Amendments, Council shall notify, inform and seek the input of all interested citizens. Accordingly, Council shall be guided by the following notification and public participation procedures:</p> <p>...</p> <p>ii) Notification of public meeting(s) for the adoption of the Official Plan and Amendments, changes to the Zoning By-law, Plans of Subdivision and Community Improvement Plans will be given to the public at least 7 days prior to the date of the meeting (s) and the notice will be given in accordance with the applicable requirements of the Planning Act regulations.</p> <p>iii) Council decisions will take place a minimum of 7 days from the time the first notification is given, for Planning Act applications/procedures identified in Policy D.9.1. ii).</p>



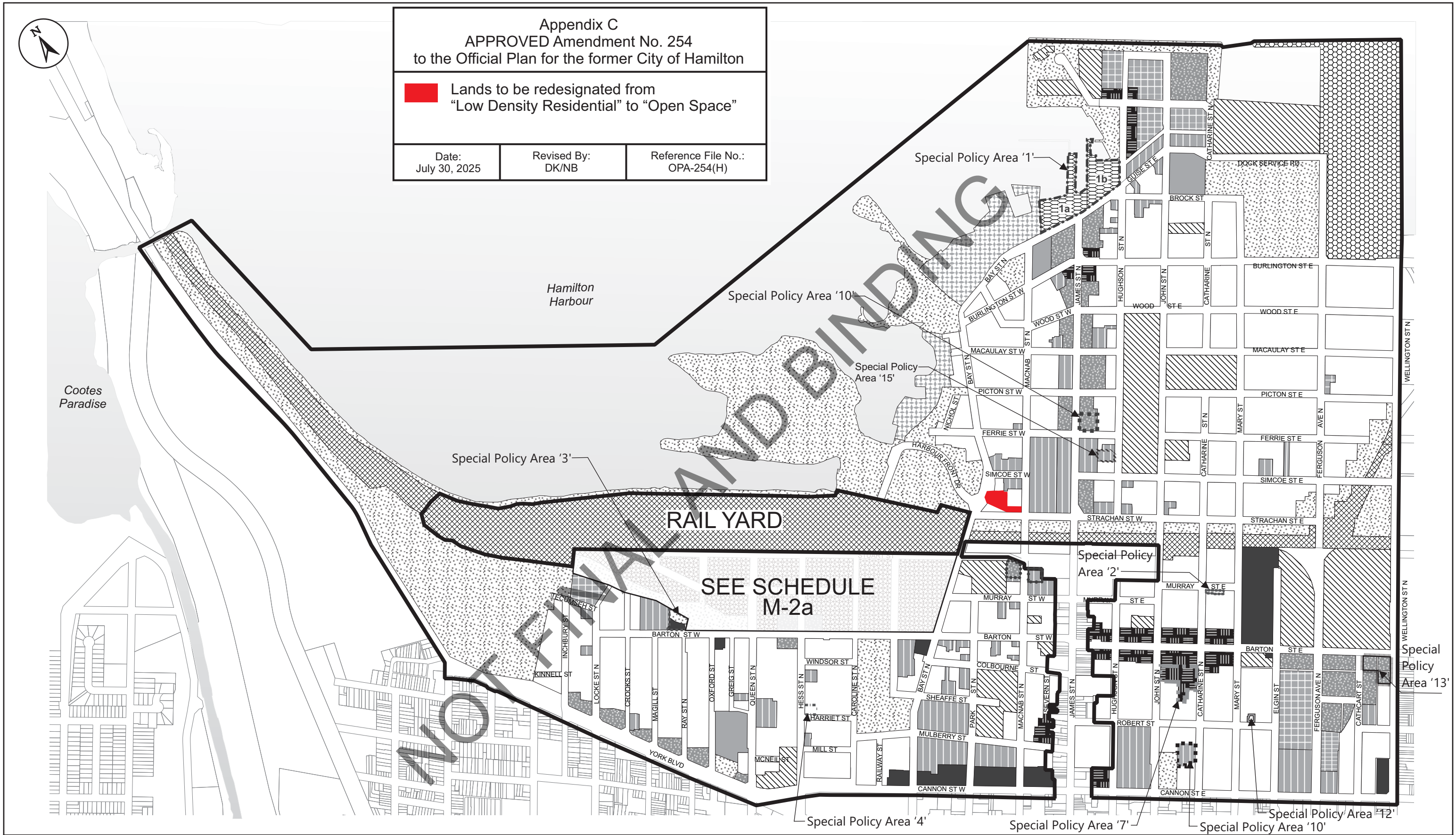
Appendix C  
APPROVED Amendment No. 254  
to the Official Plan for the former City of Hamilton

 Lands to be redesignated from  
“Low Density Residential” to “Open Space”

Date:  
July 30, 2025

Revised By:  
DK/NB


Reference File No.:  
OPA-254(H)




**Legend**

Low Density Residential	High Density Residential	Institutional	Marine Recreational	Utilities and Transportation
Medium Density Residential 1	Mixed Use	Prime Retail	Waterfront Commercial	Special Policy Area
Medium Density Residential 2	Local Commercial	Open Space	Shipping & Navigation	Study Area Boundary

Special Policy Area '1'	Special Policy Area '7'	Special Policy Area '12'
Special Policy Area '2'	Special Policy Area '8'	Special Policy Area '13'
Special Policy Area '3'	Special Policy Area '9'	Special Policy Area '15'
Special Policy Area '4'	Special Policy Area '10'	

 **Hamilton West Harbour**  
Planning Area Study

**Schedule M-2: General Land Use**  
West Harbour Secondary Plan

 **Waterfront**  
November 2022