

Authority: Item 9.1, Planning Committee Minutes PLC 25-014 (PED25227)
CM: October 29, 2025 Ward: 11
Written approval for this by-law was given by Mayoral Decision MDE-2025-017
Dated October 29, 2025

Bill No. 200

CITY OF HAMILTON

BY-LAW NO. 25-200

To Adopt:

**Official Plan Amendment No. 246 to the
Urban Hamilton Official Plan**

Respecting:

**20 Saveryn Road
(Glanbrook)**

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

1. Amendment No. 246 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 29th day of October, 2025.

A. Horwath
Mayor

M. Trennum
City Clerk

Urban Hamilton Official Plan Amendment No. 246

The following text, together with Appendix “A” - Volume 3: Map 2 – Urban Site Specific Key Map, attached hereto, constitutes Official Plan Amendment No. “246” to the Urban Hamilton Official Plan.

1.0 **Purpose and Effect:**

The purpose and effect of this Amendment is to establish a new Urban Site Specific Policy on the subject lands, to permit the creation of four residential lots for single detached dwellings between Noise Exposure Forecast contour 28 and 30.

2.0 **Location:**

The lands affected by this Amendment are known municipally as 20 Saveryn Road, in the former Township of Glanbrook.

3.0 **Basis:**

The basis for permitting this Amendment is:

- The proposed development supports the policies of the Urban Hamilton Official Plan, as it is an efficient use of land and infrastructure, supports the development of a complete community, contributes to the planned urban structure, and is compatible with the existing and planned development within the immediate area;
- The proposed development implements and is consistent with the Residential Intensification policies of the Urban Hamilton Official Plan; and,
- The Amendment is consistent with the Provincial Planning Statement, 2024.

4.0 Actual Changes:

4.1 Volume 3 – Special Policy Areas, Area Specific Policies, and Site Specific Policies

Text

4.1.1 Chapter C – Urban Site Specific Policies

- a. That Volume 3: Chapter C – Urban Site Specific Policies be amended by adding a new Site Specific Policy, as follows:

“UGN-1 Lands located at 20 Saveryn Road, former Township of Glanbrook

- 1.0 Notwithstanding Policy C.4.8.8 and Table C.4.8.1, Subsection 2 of Volume 1, for the lands located at 20 Saveryn Road, residential development shall be permitted between 28 – 30 NEF contours to a maximum of four single detached dwellings.

Maps and Appendices

4.1.2 Map

- a. That Volume 3: Map 2 – Urban Site Specific Key Map be amended by identifying the subject lands as UGN-1, as shown on Appendix “A”, attached to this Amendment.

5.0 Implementation:

Implementing Consent and Minor Variance Applications will give effect to the intended uses on the subject lands.

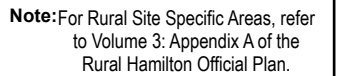
This Official Plan Amendment is Schedule “1” to By-law No. 25-200 passed on the 29th day of October, 2025.

**The
City of Hamilton**

A. Horwath
Mayor

M. Trennum
City Clerk

Reference File No.:
UHOPA-25-013 (G)



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