

Authority: Item 8, Planning Committee
Report: 16-021 (PED16226)
CM: December 14, 2016

Bill No. 007

CITY OF HAMILTON

BY-LAW NO. 17-007

To Adopt:

**Official Plan Amendment No. 67 to the
Urban Hamilton Official Plan**

Respecting:

**55 Rymal Road East
(Hamilton)**

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

1. Amendment No. 67 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 25th day of January, 2017.

Fred Eisenberger
Mayor

Rose Catarini
City Clerk

Approved Urban Hamilton Official Plan Amendment No. 67

The following text constitutes Official Plan Amendment 67 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to establish Urban Site Specific Area “UHC-6” to allow for Single Detached Dwellings on lands designated as “Mixed Use – Medium Density”, “Area Specific Policy UH-3”.

2.0 Location:

The lands affected by this Amendment are municipally known as 55 Rymal Road East, in the former City of Hamilton and are shown in the attached Appendix “A” to this amendment.

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 in keeping with the policies of the Urban Hamilton Official Plan.
- The proposed development is considered to be consistent with, and complementary to, the planned and existing development in the immediate area.
- The proposed amendment will implement the Ryckmans Neighbourhood Plan.

Schedule “1”

4.0 Actual Changes:

4.1 Text Changes

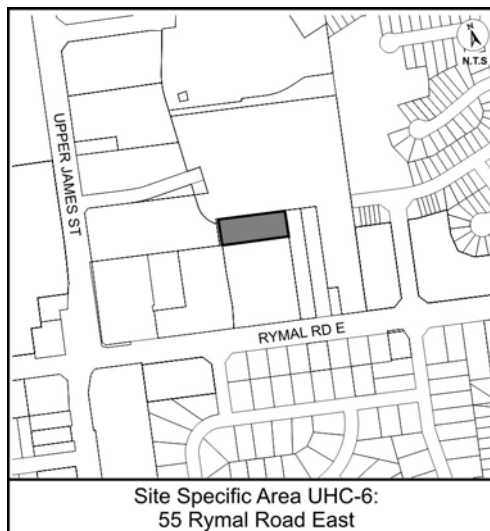
Volume 3, Chapter C – Urban Site Specific Policies

4.1.1 Urban Hamilton Official Plan Volume 3, Chapter C, Urban Site Specific Policies is amended by:

a) Adding a new Site Specific Policy – UHC-6 to read as follows:

UHC-6 Lands located at 55 Rymal Road East

1.1 In addition to the uses permitted in Area Specific Policy UH-3 and Policy E.4.6.5 – Mixed Use – Medium Density Designation of Volume 1, on the lands designated Mixed Use – Medium Density, as shown below, and located on the rear portion of 55 Rymal Road East, single detached dwellings shall be permitted.



Schedule "1"

4.2 Mapping Changes

Urban Hamilton Official Plan Volume 3: Map 2 be amended by:

- a) Identifying the property located at 55 Rymal Road East, Hamilton as "UHC-6", as shown on Appendix "B" to this amendment.

5.0 Implementation:

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

This is Schedule "1" to By-law No. 17-007, passed on the day of January 25, 2017.

**The
City of Hamilton**

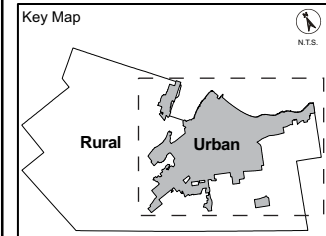
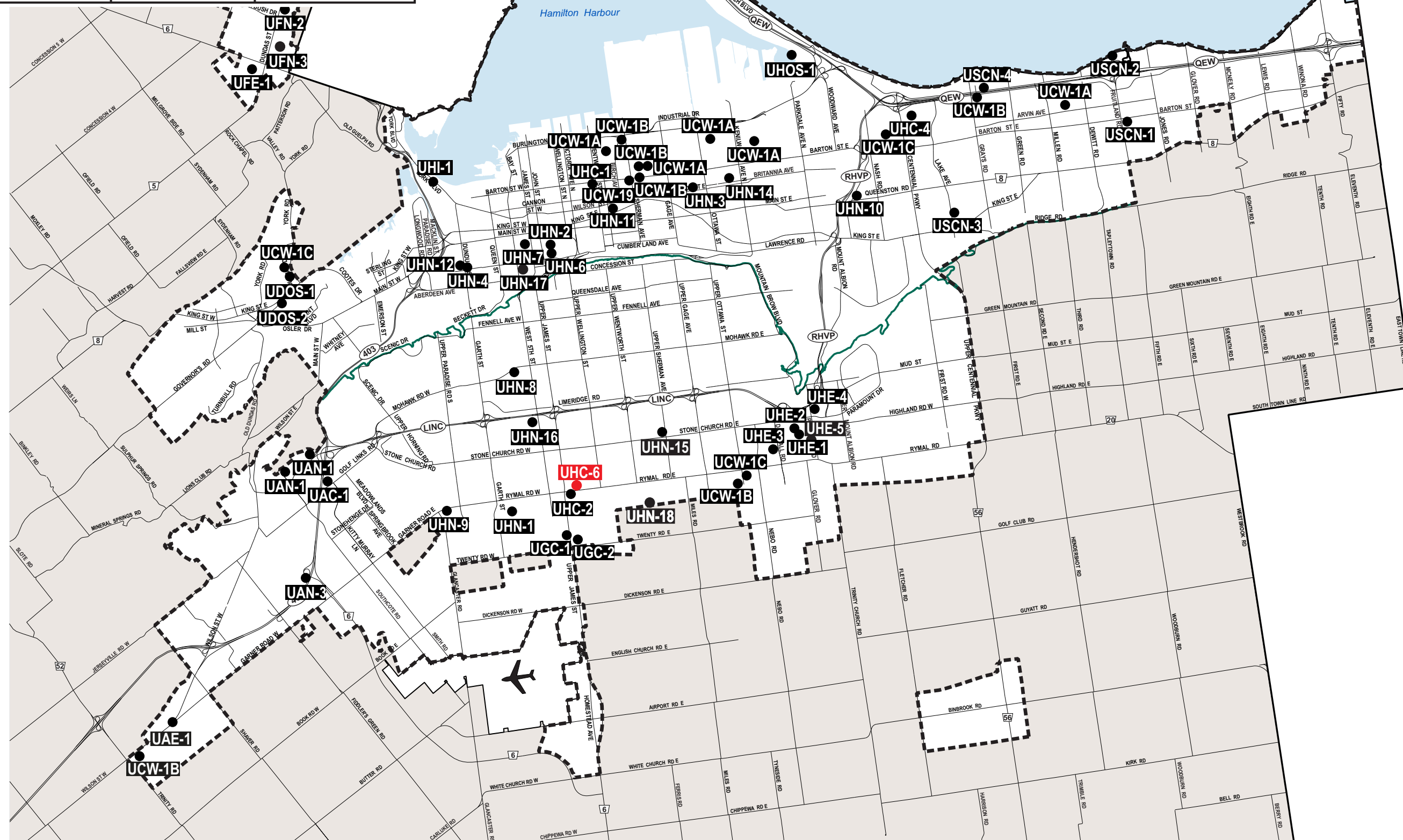
F. Eisenberger
MAYOR

R. Caterini
CITY CLERK

Appendix B
Amendment No. 67
to the Urban Hamilton Official Plan

● Lands to be identified as Site Specific Area
UHC-6
(55 Rymal Road East)

| | | |
|----------------------------|----------------------|------------------------------------|
| Date: November 23, 2016 | Revised By: RC/NB | Reference File No.: UHOA-16-002 |
|----------------------------|----------------------|------------------------------------|



Note: For Rural Site Specific Areas, refer to Volume 3: Appendix A of the Rural Hamilton Official Plan.

APPEAL

The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park to Upper James Street remains under appeal – see illustration on Schedules E and E-1, Volume 1

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

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

**Urban Hamilton Official Plan
Volume 3: Map 2
Urban Site Specific Key Map**

Not To Scale

Date: April 1, 2016
PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT
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