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”,
ereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 8th day of July, 2022.

_________________________________________  _______________________________________
F. Eisenberger                                  A. Holland
Mayor                                          City Clerk
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

NOT FINAL AND BINDING
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 16, 2021
Revised By: AB/NB
Reference File No.: OPA-R-35(G)

Legend
Site Specific Areas (SSA)
Refers to Rural Site Specific Area R, Volume 3, Chapter B

Other Features
Site Specific Areas (SSA)

City of Hamilton
Regional Municipality of Halton
Regional Municipality of Niagara

Date: May 2021
Rural Hamilton Official Plan
Volume 3: Appendix A
Site Specific Key Map