

**Authority:** Item 3, Planning Committee Report 24-001 (PED24003)  
CM: January 24, 2024 Ward: 11  
Written approval for this by-law was given by Mayoral Decision MDE-2024 01  
Dated January 24, 2024

**Bill No. 005**

**CITY OF HAMILTON**

**BY-LAW NO. 24-005**

**To Adopt:**

**Official Plan Amendment No. 197 to the  
Urban Hamilton Official Plan**

**Respecting:**

**3011 Homestead Drive  
(Glanbrook)**

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

1. Amendment No. 197 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

**PASSED** this 24<sup>th</sup> day of January, 2024.

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A. Horwath  
Mayor

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J. Pilon  
Acting City Clerk

## Urban Hamilton Official Plan Amendment No. 197

The following text, together with Appendix "A" attached hereto, constitutes Official Plan Amendment No. 197 to the Urban Hamilton Official Plan.

### 1.0 Purpose and Effect:

The purpose and effect of this Amendment is to create a Site Specific Policy within the Mount Hope Secondary Plan to permit certain commercial and prestige industrial uses on the subject lands in addition to the permitted uses of the District Commercial Designation of the Urban Hamilton Official Plan.

### 2.0 Location:

The lands affected by this Amendment are known municipally as 3011 Homestead Drive, in the former Township of Glanbrook.

### 3.0 Basis:

- The basis for permitting this Amendment is to facilitate the implementation of the Minutes of Settlement approved through Ontario Land Tribunal Interim Decision issued on December 4, 2023. The proposed Amendment is consistent with the Provincial Policy Statement, 2020 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2019, as amended.

### 4.0 Actual Changes:

#### 4.1 Volume 2 – Secondary Plans

##### **Text**

#### 4.1.1 Chapter B-5 – Glanbrook Secondary Plans – Section 5.4 – Mount Hope Secondary Plan

- a. That Volume 2: Chapter B-5 – Glanbrook Secondary Plans – Section 5.4 – Mount Hope Secondary Plan be amended by adding a new Site Specific Policy, as follows:

## “Site Specific Policy – Area L

B.5.4.11.12 In addition to Policy B.5.4.4.1 of the Mount Hope Secondary Plan, for the lands located at 3011 Homestead Drive and identified as Site Specific Policy – Area L, the following uses shall also be permitted:

- Contractor’s Establishment
- Computer, Electronic and Data Processing Establishment
- Planned Business Centre
- Production Studio
- Research and Development Establishment
- Self-Storage Facility
- Surveying, Engineering, Planning or Design Business
- Trade School
- Tradesperson’s Shop”

### **Maps and Appendices**

#### 4.2.2 Map

- a. That Volume 2: Map B.5.4-1– Mount Hope Secondary Plan – Mount Hope – Land Use Plan be amended by identifying the subject lands as Site Specific Policy – Area “L” as shown on Appendix “A”, attached to this Amendment.

### **5.0 Implementation:**

An implementing Site Plan will give effect to the intended uses on the subject lands.

This Official Plan Amendment is Schedule “1” to By-law No. 24-005 passed on the 24th day of January, 2024.

**The  
City of Hamilton**

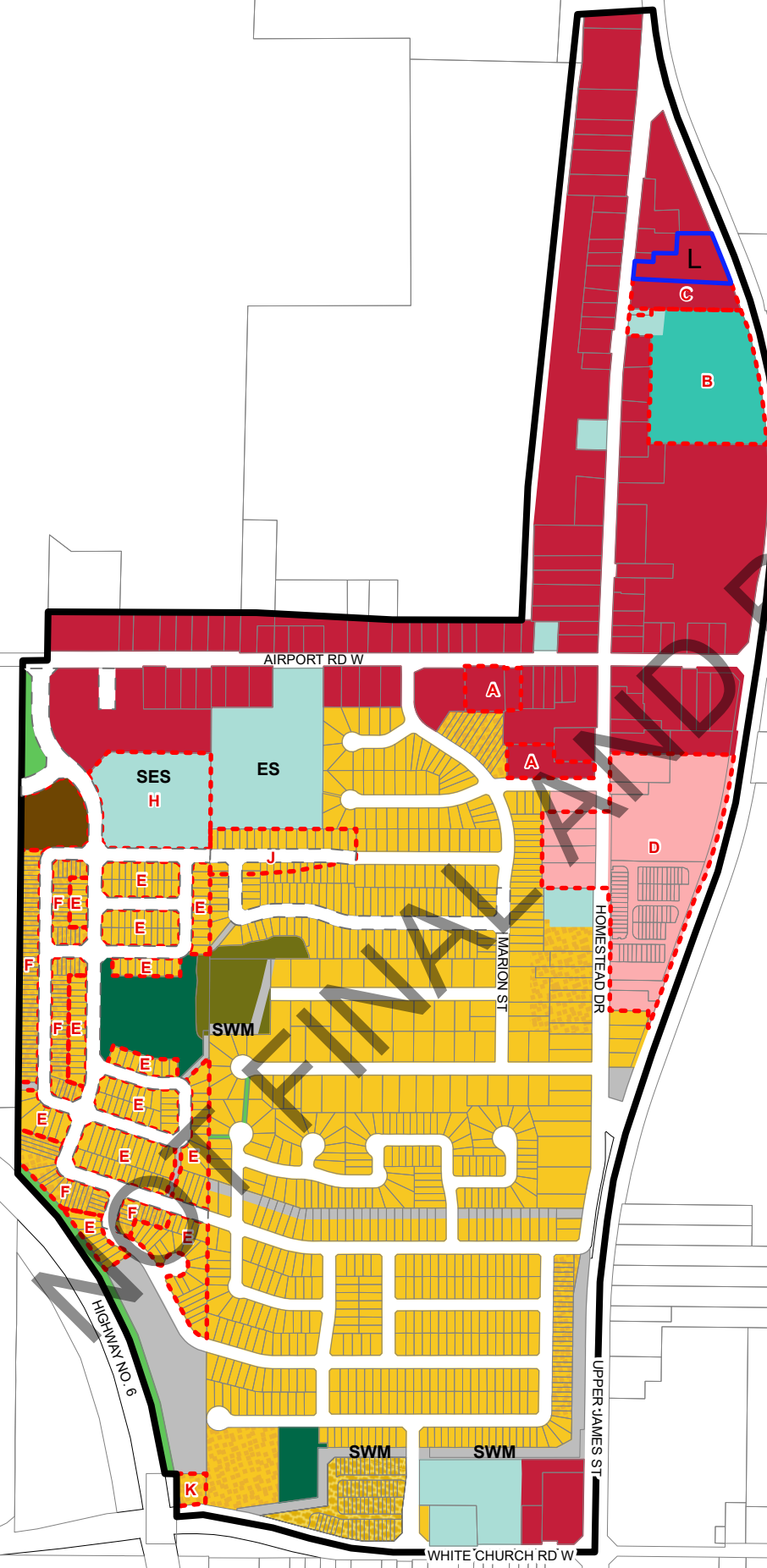
\_\_\_\_\_  
A. Horwath  
Mayor

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J. Pilon  
Acting City Clerk

Appendix A  
 APPROVED Amendment No.197  
 to the Urban Hamilton Official Plan

**L** Lands to be identified as  
 Site Specific Policy – Area “L”  
 (3011 Homestead Drive, Glanbrook)

Date: January 17, 2024	Revised By: SM/NB	Reference File No.: CI-23-M
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- Legend**
- Residential Designations**
- Low Density Residential 2
  - Low Density Residential 2c
  - Low Density Residential 3f
  - Medium Density Residential 3
- Parks and Open Space Designations**
- Neighbourhood Park
  - Community Park
  - General Open Space
  - Natural Open Space
- Other Designations**
- Institutional
  - Mixed Use - Medium Density
  - District Commercial
  - ES Elementary School
  - SES Separate Elementary School
  - Utility
  - SWM Storm Water Management
- Other Features**
- Area or Site Specific Policy
  - Proposed Roads
  - Secondary Plan Boundary

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

**Urban Hamilton Official Plan**  
**Mount Hope**  
**Secondary Plan**  
 Land Use Plan  
 Map B.5.4-1

Date: May 2023

Not To Scale