

**Authority:** Item 6, Planning Committee Report 24-018 (PED24195)  
CM: December 11, 2024 Ward: 11  
Written approval for this by-law was given by Mayoral Decision MDE-2024 29  
Dated December 11, 2024

**Bill No. 231**

**CITY OF HAMILTON**

**BY-LAW NO. 24-231**

**To Adopt:**

**Official Plan Amendment No. 223 to the  
Urban Hamilton Official Plan**

**Respecting:**

**9555 Airport Road West  
(Glanbrook)**

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

1. Amendment No. 223 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

**PASSED** this 11<sup>th</sup> day of December, 2024.

---

A. Horwath  
Mayor

---

M. Trennum  
City Clerk

## Urban Hamilton Official Plan Amendment No. 223

The following text, together with:

|              |   |
|--------------|---|
| Appendix “A” | Volume 1: Schedule B – Natural Heritage System  |
| Appendix “B” | Volume 1: Schedule B-4 – Detailed Natural Heritage Features<br>Key Natural Heritage Features and Key Hydrologic Feature<br>Wetlands |
| Appendix “C” | Volume 1: Schedule B-8 – Detailed Natural Heritage Features<br>Key Hydrologic Feature Streams                                       |
| Appendix “D” | Volume 2: Map B.8-1 – Airport Employment Growth District<br>Secondary Plan – Land Use Plan  |
| Appendix “E” | Volume 2: Map B.8-2 – Airport Employment Growth District<br>Secondary Plan – Natural Heritage System                                |

attached hereto, constitutes Official Plan Amendment No. “223” to the Urban Hamilton Official Plan.

### 1.0 Purpose and Effect:

The purpose of this Amendment is to amend the Urban Hamilton Official Plan to identify lands as Core Areas and remove the existing eastern Key Hydrologic Feature Streams; and to amend the Airport Employment Growth District Secondary Plan to add two new Site Specific Policy Areas and update the Natural Heritage System mapping. The effect of this Amendment is to permit warehousing on the subject lands and to recognize a wetland and watercourse on the western portion of the lands.

### 2.0 Location:

The lands affected by this Amendment are known municipally as 9555 Airport Road West, in the former Township of Glanbrook.

### 3.0 Basis:

The basis for permitting this Amendment is:

- The proposed development will be compatible and complementary with the existing and planned development in the immediate area by implementing the design policies for the Airport Related Business designation in the Airport Employment Growth District Secondary Plan;
- The proposed development contributes to efficiency in the movement of goods through the provision of a broad range of uses in proximity to major infrastructure and Hamilton International Airport;
- The proposal supports eco-industrial design principles by protecting streams, mature trees, and wetlands and integrating topography into development; and,
- The Amendment is consistent with the Provincial Planning Statement, 2024.

#### 4.0 **Actual Changes:**

#### 4.1 **Volume 1 – Parent Plan**

##### *Schedules and Appendices*

##### 4.1.1 Schedule

- a. That Volume 1: Schedule B – Natural Heritage System be amended by adding the identification of “Core Areas” and removing the identification of the eastern “Key Hydrologic Feature Streams” on the subject lands, as shown on Appendix “A”, attached to this Amendment.
- b. That Volume 1: Schedule B-4 – Detailed Natural Heritage Features Key Natural Heritage Features and Key Hydrologic Feature Wetlands be amended by adding the identification of “Key Natural Heritage and Key Hydrologic Feature Wetlands” on the subject lands, as shown on Appendix “B”, attached to this Amendment.
- c. That Volume 1: Schedule B-8 – Detailed Natural Heritage Features Key Hydrologic Feature Streams be amended by removing the identification of “Key Hydrologic Feature Streams” on the subject lands, as shown on Appendix “C”, attached to this Amendment.

#### 4.2 **Volume 2 – Secondary Plans**

##### *Text*

4.2.1 Chapter B.8.0 – Airport Employment Growth District Secondary Plan – Section B.8.17 – Site Specific Policies

- a. That Volume 2: Chapter B.8.0 – Airport Employment Growth District Secondary Plan, Section B.8.17 – Site Specific Policies be amended by adding two new Site Specific Policy Areas, as follows:

**“Site Specific Policy – Area “L”**

B.8.17.12 For lands identified as Site Specific Policy – Area “L” on Map B.8-1 Airport Employment Growth District Secondary Plan – Land Use Plan, designated Airport Related Business, and known as 9555 Airport Road West, the following policy shall apply:

- a) In addition to the uses listed in Policy B.8.4.8.1, warehousing shall also be permitted.

**Site Specific Policy – Area “M”**

B.8.17.13 For lands identified as Site Specific Policy – Area “M” on Map B.8-1 Airport Employment Growth District Secondary Plan – Land Use Plan, designated Airport Related Business, and known as 9555 Airport Road West, the following policy shall apply:

- a) Notwithstanding Section B.8.4.8 – Airport Related Business, the policies of Section B.8.5 – Natural Open Space shall apply.”

**Maps**

4.2.2 Map

- a. That Volume 2: Map B.8-1 – Airport Employment Growth District Secondary Plan – Land Use Plan be amended by identifying a portion of the subject lands as Site Specific Policy – Area “L” and a portion of the subject lands as Site Specific Policy – Area “M”, as shown on Appendix “D”, attached to this Amendment.
- b. That Volume 2: Map B.8-2 – Airport Employment Growth District Secondary Plan - Natural Heritage System be amended by changing the identification from “Seasonal Habitat” to “Support/Indirect Fish Habitat”, by removing the eastern “Support/Indirect Fish Habitat” identification, and by adding “Core Areas” identification as shown on Appendix “E”, attached to this Amendment.

**5.0 Implementation:**

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

This Official Plan Amendment is Schedule "1" to By-law No. 24-231 passed on the 11<sup>th</sup> day of December, 2024.

**The  
City of Hamilton**

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

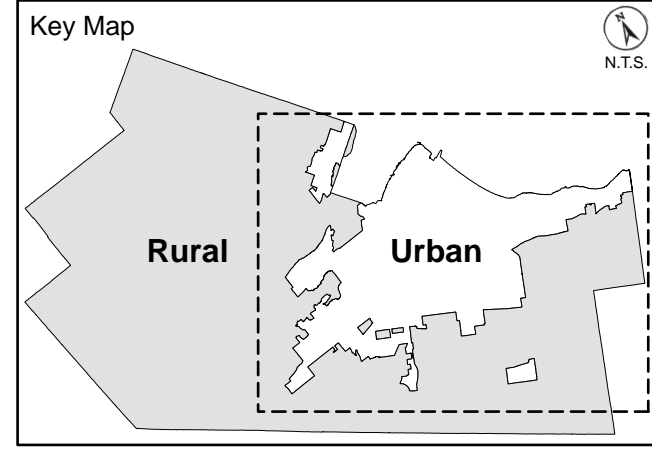
\_\_\_\_\_  
M. Trennum  
City Clerk



Appendix A  
Amendment No.223  
to the Urban Hamilton Official Plan

- Lands to be identified as "Core Areas"
- Remove "Key Hydrologic Feature Stream" (9555 Airport Road West, Glanbrook)

Date: December 5, 2024  
Revised By: JVR/AL  
Reference File No.: OPA-U-223(G)



Note: For Rural Detailed Natural Heritage Features refer to Schedule B of the Rural Hamilton Official Plan.



- Legend**
- Core Areas
  - Area Specific Policy USC-1 and USC-2 in Volume 3
  - Linkages
  - Parks & General Open Space (Excluding Parkettes)
  - Key Hydrologic Feature Streams
- Other Features**
- Rural Area
  - John C. Munro Hamilton International Airport
  - Niagara Escarpment
  - Urban Boundary
  - Municipal Boundary

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

**Urban Hamilton Official Plan  
Schedule B  
Natural Heritage System**

N.T.S.


Date: June 2024

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

© Terrestrial Land Information Services Inc. and its licensors. (2009) May not be Reproduced without Permission. THIS IS NOT A PLAN OF SURVEY.



Appendix B  
Amendment No.223  
to the Urban Hamilton Official Plan

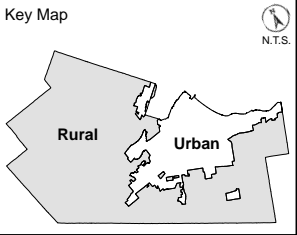
 Add Key Natural Heritage and Key Hydrologic Feature Wetlands

(9555 Airport Road West, Glanbrook)

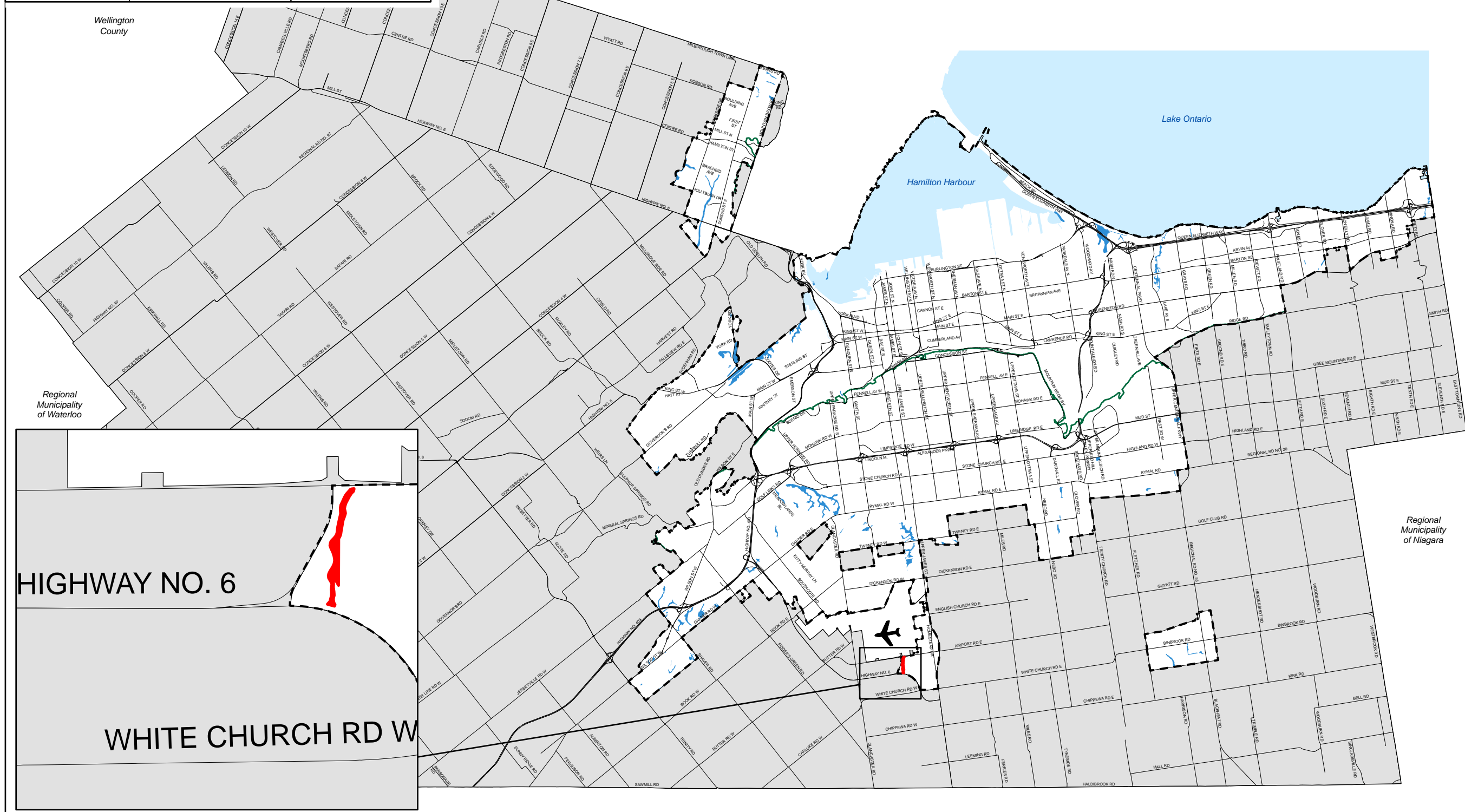
Date:  
December 5, 2024

Revised By:  
JV/AL

Reference File No.:  
OPA-U-223(G)









**Note:** For Rural Detailed Natural Heritage Features refer to Schedule B-4 of the Rural Hamilton Official Plan.



HIGHWAY NO. 6

WHITE CHURCH RD W


- Legend**
-  Key Natural Heritage and Key Hydrologic Feature Wetlands
  - Other Features**
  -  Rural Area
  -  John C. Munro Hamilton International Airport
  -  Niagara Escarpment
  -  Urban Boundary
  -  Municipal Boundary

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

**Urban Hamilton Official Plan  
Schedule B-4  
Detailed Natural Heritage Features  
Key Natural Heritage and Key  
Hydrologic Feature Wetlands**

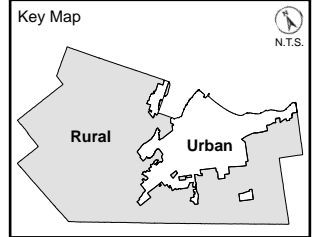


Appendix C  
Amendment No.223  
to the Urban Hamilton Official Plan

 Remove "Key Hydrologic Feature Stream"  
(9555 Airport Road West, Glanbrook)







|                           |                      |                                     |
|---------------------------|----------------------|-------------------------------------|
| Date:<br>December 4, 2024 | Revised By:<br>JV/AL | Reference File No.:<br>OPA-U-228(G) |
|---------------------------|----------------------|-------------------------------------|

Regional  
Municipality  
of Halton



**Note:** For Rural Detailed Natural Heritage Features refer to Schedule B-8 of the Rural Hamilton Official Plan.



- Legend**
-  Key Hydrologic Feature Streams
  - Other Features**
  -  Rural Area
  -  John C. Munro Hamilton International Airport
  -  Niagara Escarpment
  -  Urban Boundary
  -  Municipal Boundary

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

**Urban Hamilton Official Plan  
Schedule B-8  
Detailed Natural Heritage Features  
Key Hydrologic Feature  
Streams**



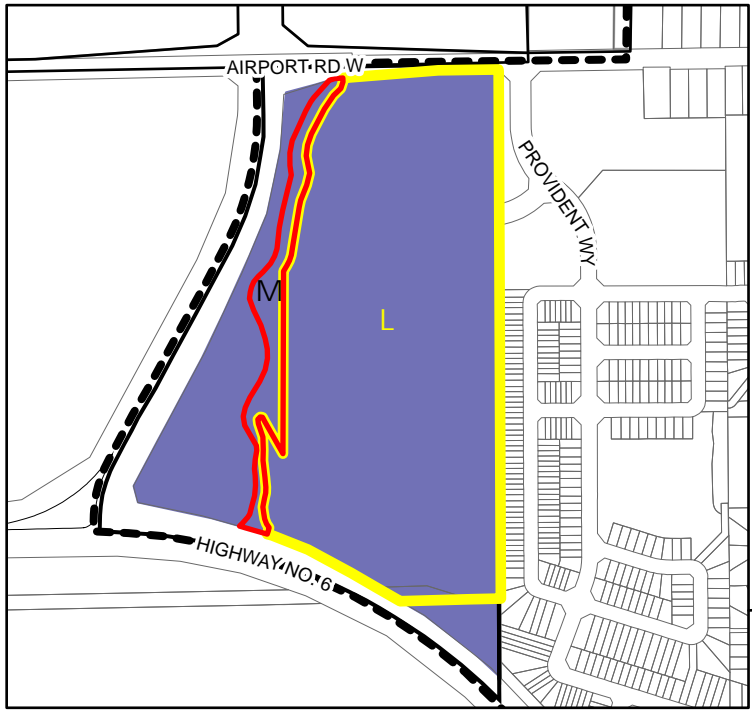
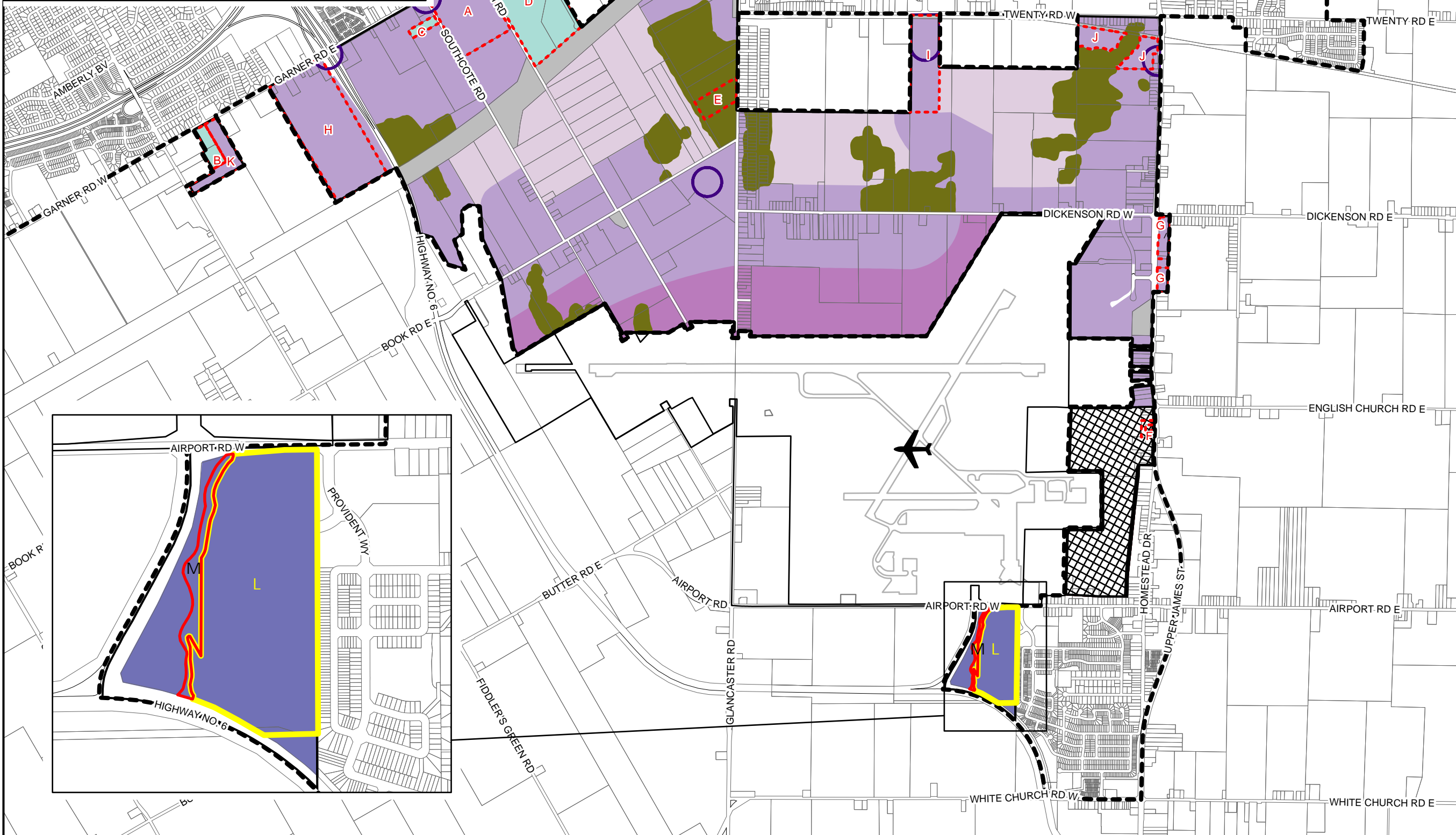


Appendix D  
Amendment No.223  
to the Urban Hamilton Official Plan

- L Lands to be identified as Site Specific Policy - Area "L"
- M Lands to be identified as Site Specific Policy - Area "M"

(9555 Airport Road West, Glanbrook)

|                           |                      |                                     |
|---------------------------|----------------------|-------------------------------------|
| Date:<br>December 5, 2024 | Revised By:<br>JV/AL | Reference File No.:<br>OPA-U-223(G) |
|---------------------------|----------------------|-------------------------------------|



**Legend**

**Land Use Designations**

- Airport Light Industrial
- Airport Prestige Business
- Airport Related Business
- Airside Industrial
- Institutional
- Natural Open Space
- Airport Reserve
- Utility

**Other Features**

- Area or Site Specific Policy
- John C. Munro Hamilton International Airport
- Employment Supportive Centre
- Urban Boundary
- Secondary Plan Boundary

**Urban Hamilton Official Plan  
Airport Employment  
Growth District Secondary Plan  
Land Use Plan  
Map B.8.1**

Date: September 2018

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

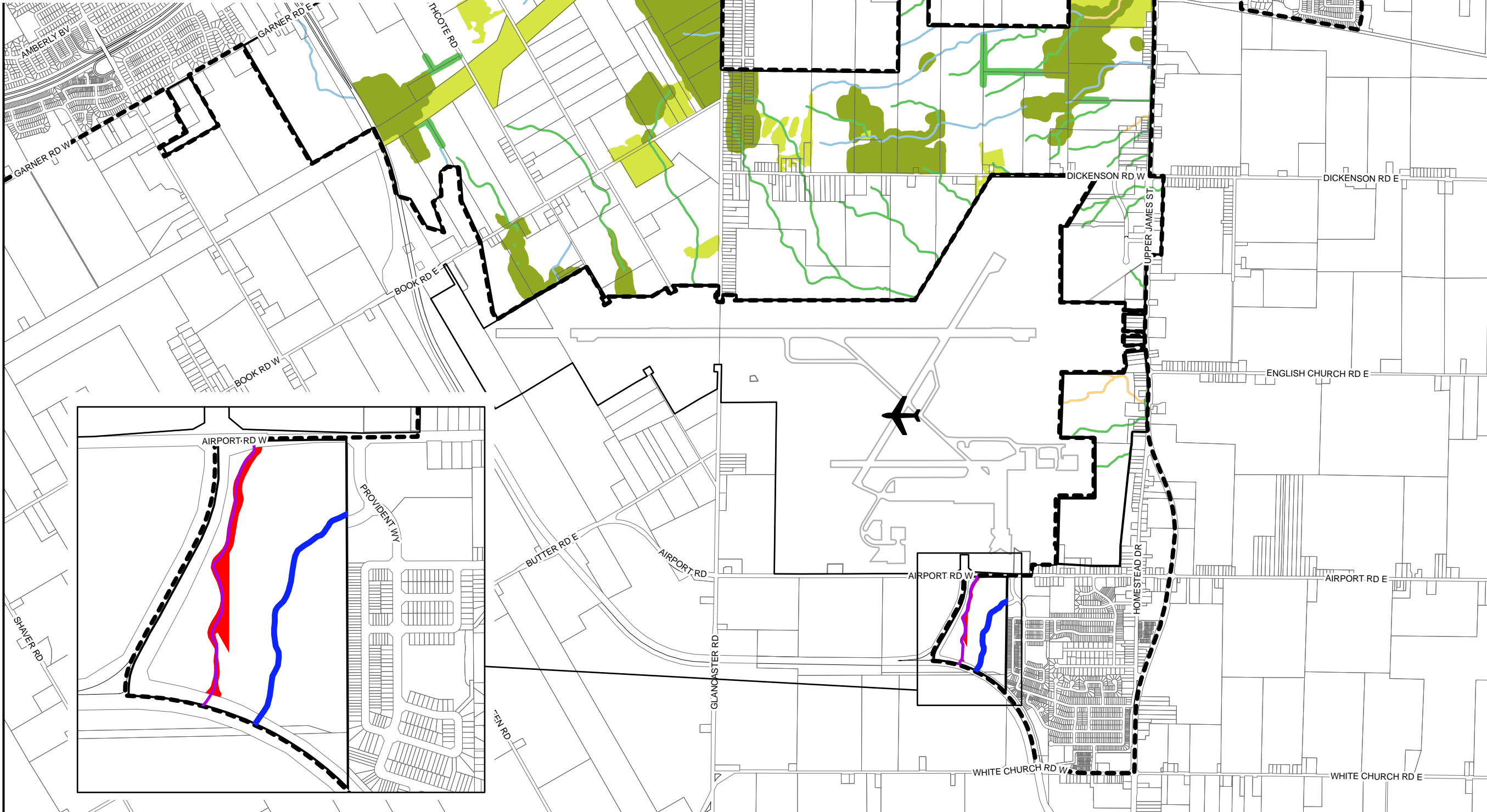
© Teranet Land Information Services Inc. and its licensors.  
[2024] May not be reproduced without permission.  
THIS IS NOT A PLAN OF SURVEY.



Appendix E  
Amendment No.223  
to the Urban Hamilton Official Plan

- Delete Seasonal Habitat and Support/Indirect Fish Habitat
- Change from Seasonal Habitat to Support/Indirect Fish Habitat
- Lands to be identified as "Core Area"  
(9555 Airport Road West, Glanbrook)

|                           |                      |                                     |
|---------------------------|----------------------|-------------------------------------|
| Date:<br>December 5, 2024 | Revised By:<br>JV/AL | Reference File No.:<br>OPA-U-223(G) |
|---------------------------|----------------------|-------------------------------------|



**Legend**

- Core Areas
- Linkages
- Hedgerow Feature
- Seasonal Habitat
- Support/Indirect Fish Habitat
- Unclassified Streams
- John C. Munro Hamilton International Airport
- Urban Boundary
- Secondary Plan Boundary

\* Conservation Authority Regulations include a 30m buffer on all watercourses.

**Urban Hamilton Official Plan  
Airport Employment  
Growth District Secondary Plan  
Natural Heritage System  
Map B.8.2**

|  |  |
|--|--|
| Date: April 2025   |  |
| <br>Not To Scale   |  |
| PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT<br>© Teranet Land Information Services Inc. and its licensors.<br>[2024] May not be reproduced without permission.<br>THIS IS NOT A PLAN OF SURVEY. |  |