

Authority: Item 23, Economic Development
and Planning Committee
Report: 09-002(PED09004)
CM: January 28, 2009

Bill No. 028

CITY OF HAMILTON

BY-LAW NO. 09-028

To Adopt:

Official Plan Amendment No. 113 the former Town of Flamborough Official Plan;

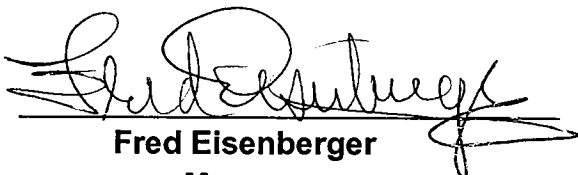
Respecting:

163 Dundas Street East (Flamborough Municipal Centre)

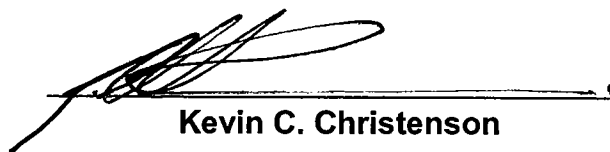
NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. Amendment No. 113 to the Official Plan of the former Town of Flamborough Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED and ENACTED this 11th day of February, 2009



Fred Eisenberger
Mayor



Kevin C. Christenson
City Clerk

Amendment No. 113

to the

Official Plan for the former Town of Flamborough

The following text together with Schedule "A", (Schedule 'A' – Waterdown Urban Area Land Use Plan) and Schedule "B", (Schedule 'A-2' – West Waterdown Secondary Plan) of the Official Plan of the former Town of Flamborough, attached hereto, constitute Official Plan Amendment No. 113.

Purpose:

The purpose of the City Initiated Official Plan Amendment is to permit professional offices, excluding medical offices, within the "Institutional" designation for lands located at 163 Dundas Street East, (Flamborough Municipal Service Centre), Waterdown.

Location:

The lands affected by this Amendment are located at 163 Dundas Street East, Waterdown, in the West Waterdown Secondary Plan in the former Town of Flamborough.

Basis:

The intent of the City Initiative is to permit a broader range of uses within the Flamborough Municipal Service Centre. The basis for permitting the proposal is as follows:

- The proposal is consistent with the Provincial Policy Statement, and conforms to the policies of the former Region of Hamilton-Wentworth Official Plan;
- The proposed policy will not detract from the general intent and objectives of the former Town of Flamborough Official Plan.
- The proposed use is consistent with and complementary to the permitted Public Use.
- The application will ensure the existing Municipal office building and infrastructure is used more fully to serve the residents of the area.
- The additional use will not negatively impact the area and will make use of existing services on an already established developed site.

Actual Changes:

1. That Schedule 'A', Waterdown Urban Area Land Use Plan, be revised by identifying the subject lands as "OPA 113" and "Site Specific Area No. 58", as shown on the attached Schedule "A" of this Amendment.
2. That Schedule 'A-2', West Waterdown Secondary Plan, be revised by identifying the subject lands as "OPA 113" and "Site Specific Area No. 58", as shown on the attached Schedule "B" of this Amendment.
3. The following new policy be added to Subsection A.4 – URBAN INSTITUTIONAL as Policy A.4.4.2:

"In addition to the permitted uses set out in Subsection A.4.1, for those lands shown on Schedule 'A' as Urban Institutional – Site Specific Area No. 58, and located at 163 Dundas street East, Waterdown, office uses shall be permitted within the existing building."

4. The following new policy be added to Subsection A.7 – THE WEST WATERDOWN SECONDARY PLAN as Policy A.7.4.6:

"In addition to the permitted uses set out in Subsection A.7.4.1, for those lands shown on Schedule 'A-2' as Major Institutional – Site Specific Area No. 58, and located at 163 Dundas Street East, Waterdown, office uses shall be permitted within the existing building."

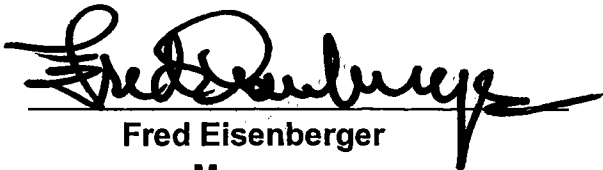
Implementation:

An implementing Zoning By-Law Amendment will give effect to the intended use on the subject lands.


This is Schedule "1" to By-law No. 09-028, passed on the 11th day of February, 2009.

The

City of Hamilton



Fred Eisenberger
Mayor

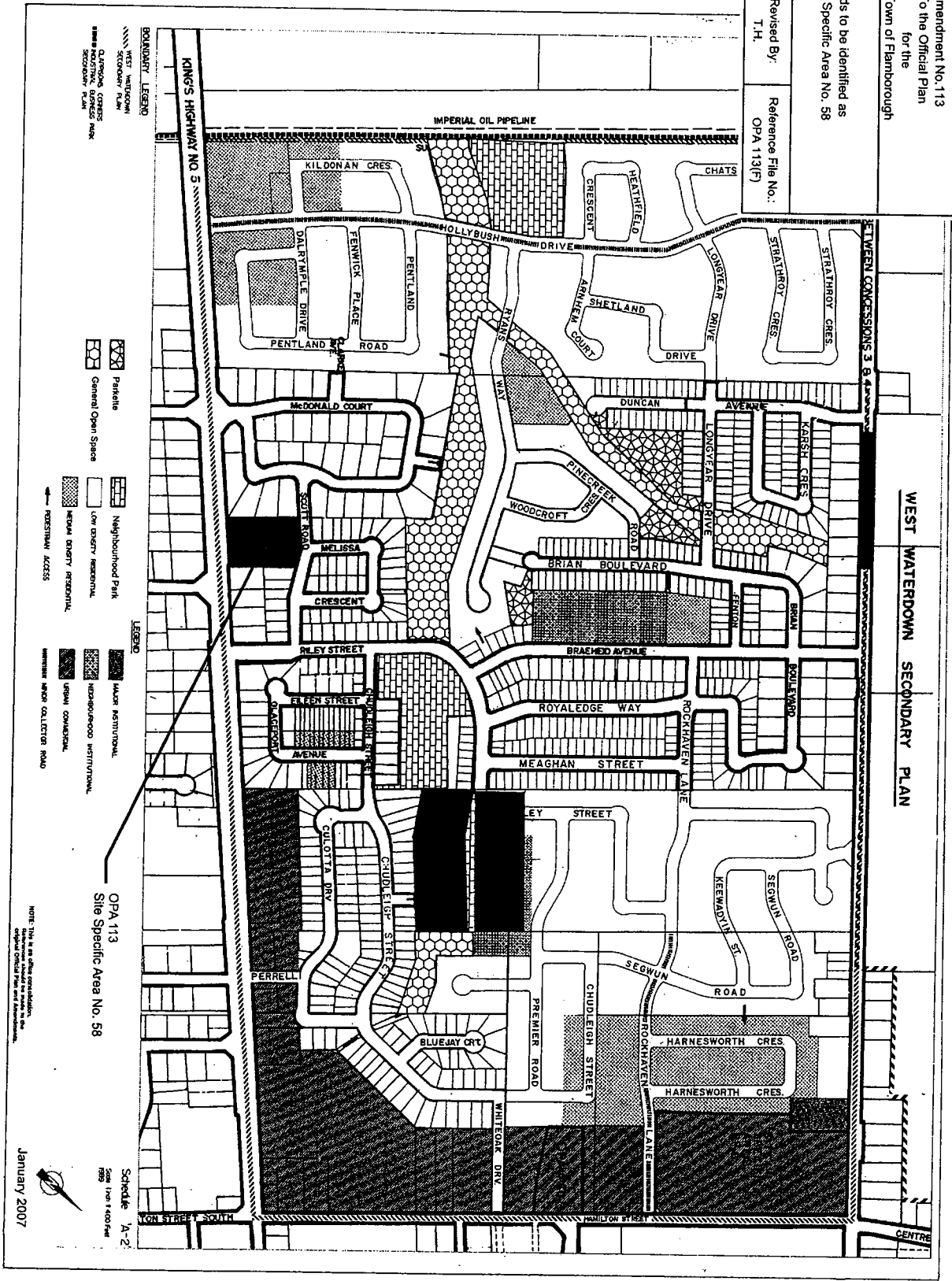


Kevin C. Christenson
City Clerk

Schedule B
 Amendment No. 113
 To the Official Plan
 for the
 former Town of Flamborough

Lands to be identified as
 Site Specific Area No. 58

Date: Jan. 26, 2009
 Revised By: T.H.
 Reference File No.: OPA 113(F)



BOUNDARY LEGEND

- WEST WATERDOWN
- SCOTCHVILLE
- DUNSTON
- GENERAL OPEN SPACE
- SECONDARY PLAN

LEGEND

- Parkette
- General Open Space
- Neighbourhood Park
- Low Density Residential
- Medium Density Residential
- Post-Strain Access
- Major Arterial
- Neighbourhood Arterial
- Usual Commercial
- Water Main/Water Collector Road

OPA 113
 Site Specific Area No. 58

NOTE: This is an official consultation.
 Any changes should be made to the
 Official Plan and the Official Zoning By-law.

Schedule A-2
 Scale 1 in = 1,000 ft
 1999
 January 2007