

Authority: Item 25 Economic Development
and Planning Committee
Report: 09-002 (PED09004)
CM:January 28, 2009

Bill No. 053

CITY OF HAMILTON

BY-LAW NO. 09-053

To Adopt:

Official Plan Amendment No.114 to the former Town of Flamborough Official Plan;

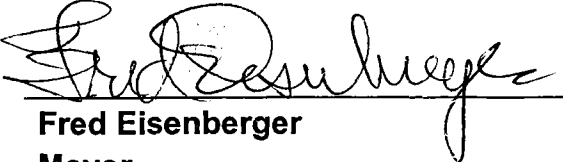
Respecting:


86 Dundas Street East

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

1. Amendment No. 114 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 24th day of March, 2009.


Fred Eisenberger
Mayor


Alexandra Rawlings
Acting City Clerk

Amendment No. 114

to the

Official Plan for the Town of Flamborough

The following text together with Schedule “A” (Schedule A-1 – Land Use Plan – Flamborough Business Park Secondary Plan, Official Plan of the former Town of Flamborough), attached hereto, constitute Official Plan Amendment No. 114.

Purpose:

The purpose of this Amendment is to redesignate part of the subject lands to allow for the development of lighter industrial uses across the entire subject property and to permit retail uses on the entire subject property.

Location:

The lands affected by this Amendment are located at 86 Dundas Street East in the former Town of Flamborough.

Basis:

The basis for this Amendment is as follows:

- a) The amendment is consistent with the Provincial Policy Statement and conforms with the Hamilton-Wentworth Official Plan.
- b) Redesignation allows for a range of commercial and business park uses that are consistent with the uses permitted on adjacent lands to the south and west.
- c) The amendment will round out the existing developing industrial/commercial area which already permits retail establishments allowing for a consistent land use approach in this area.
- d) The amendment will permit the development of uses that are more compatible with adjacent residential uses to the north by allowing for commercial and lighter industrial uses instead of the heavier industrial uses currently permitted.

Actual Changes:

- a) That Schedule "A-1", Land Use Plan – Flamborough Business Park Secondary Plan, be revised by redesignating part of the subject lands from "General Industrial - Commercial" to "Prestige Industrial – Commercial" as shown on the attached Schedule "A" to this Amendment.
- b) That the subject lands be identified as "OPA #114" and "Site Specific Area No. 59" as shown on the attached Schedule "A" of this Amendment.
- c) That policy A.6.2.2.6 be added to the Industrial-Business Park Secondary Plan as follows:

"A.6.2.2.6 Prestige Industrial-Commercial – Site Specific Area # 59
On lands shown as Site Specific Area # 59 on Schedule "A-1", retail establishments shall be permitted in addition to the uses permitted in A.6.2.2.1 above."

Implementation:

A Zoning By-Law amendment and site plan will give effect to the intended use on the subject lands.



This is Schedule "1" to By-law No 09-053, passed on the 24th day of March 2009.

**The
City of Hamilton**


Fred Eisenberger
Mayor


Alexandra Rawlings
Acting City Clerk











Schedule A
Amendment No.114
To the Official Plan
for the
former Town of Flamborough

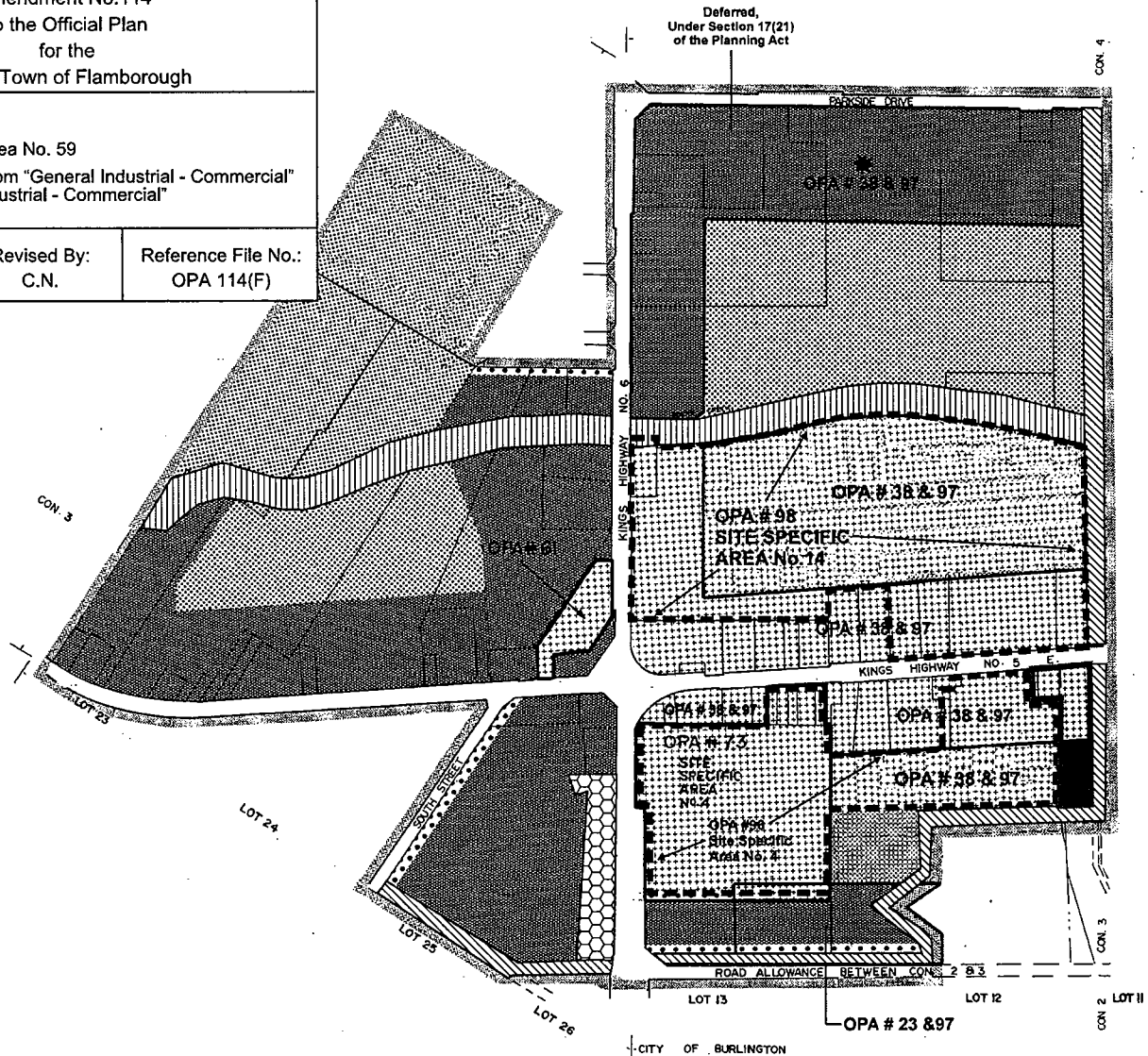
-  OPA # 114
Site Specific Area No. 59
-  Redesignate from "General Industrial - Commercial"
to "Prestige Industrial - Commercial"

Date: March 19, 2009	Revised By: C.N.	Reference File No.: OPA 114(F)
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Schedule 'A-1'
Land Use Plan

FLAMBOROUGH
BUSINESS PARK
SECONDARY PLAN

-  INDUSTRIAL BUSINESS PARK BOUNDARY
-  Prestige Industrial - Business
-  Prestige Industrial - Commercial
-  General Industrial
-  General Industrial - Commercial
-  General Open Space
-  Natural Open Space
-  Utilities
-  Special Treatment Area
-  Prestige Industrial - Automotive
Deferred Under Section 17 (21) of the Planning Act



Scale 1":400'

NOTE: Consolidation of Official Plan Amendment numbers 1,20,23,and 33.
NOTE: This is an office consolidation.
References should be made to the
original Official Plan and Amendments.

CITY OF BURLINGTON