

Authority: Item 1, Economic Development
and Planning Committee
Report: 10-009 (PED09260(a))
CM: May 12, 2010

Bill No. 127

CITY OF HAMILTON

BY-LAW NO. 10-127

To Adopt:

Official Plan Amendment No. 38 to the former Regional Municipality of Hamilton-Wentworth Official Plan;
Official Plan Amendment No. 130 to the former Town of Ancaster Official Plan;
Official Plan Amendment No. 19 to the former Town of Dundas Official Plan;
Official Plan Amendment No. 120 to the former Town of Flamborough Official Plan;
Official Plan Amendment No. 80 to the former Township of Glanbrook Official Plan;
Official Plan Amendment No. 223 to the former City of Hamilton Official Plan;
Official Plan Amendment No. 158 to the former City of Stoney Creek Official Plan;

Respecting:

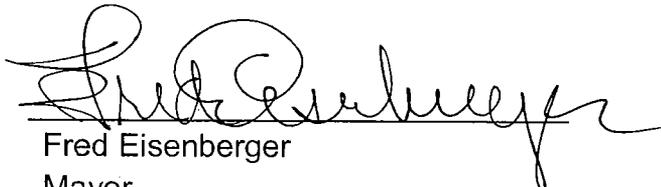
Employment Designations

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

1. Amendment No. 38 to the Official Plan of the former Regional Municipality of Hamilton-Wentworth Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.
2. Amendment No. 130 to the Official Plan of the former Town of Ancaster Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.
3. Amendment No. 19 to the Official Plan of the former Town of Dundas part of this by-law, is hereby adopted.
4. Amendment No. 120 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.

5. Amendment No. 80 to the Official Plan of the former Township of Glanbrook Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.
6. Amendment No. 223 to the Official Plan of the former City of Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.
7. Amendment No. 158 to the Official Plan of the former City of Stoney Creek Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 26th day of May, 2010



Fred Eisenberger
Mayor



Rose Caterini
City Clerk

**Amendments to the
Former Region of Hamilton-Wentworth, Towns of Ancaster, Dundas, and
Flamborough, the former Township of Glanbrook and the former Cities of
Hamilton and Stoney Creek Official Plans**

The following text, together with:

- Schedule “A” (Schedule “A” – Land Use, Town of Dundas Official Plan);
- Schedule “B” (Schedule “A-1” – Land Use Plan: Flamborough Business Park Secondary Plan, Town of Flamborough Official Plan);
- Schedule “C” (Schedule “A” – Land Use Concept, City of Hamilton Official Plan);
- Schedule “D” (Schedule “B” – Special Policy Areas, City of Hamilton Official Plan); and,
- Schedule “E” (Schedule “B-3” – Other Special Policy Areas, City of Hamilton Official Plan);

attached hereto, constitute;

1. Official Plan Amendment No. 38 to the former Regional Municipality of Hamilton-Wentworth Official Plan;
2. Official Plan Amendment No. 130 to the former Town of Ancaster Official Plan;
3. Official Plan Amendment No. 19 to the former Town of Dundas Official Plan;
4. Official Plan Amendment No. 120 to the former Town of Flamborough Official Plan;
5. Official Plan Amendment No. 80 to the former Township of Glanbrook Official Plan;
6. Official Plan Amendment No. 223 to the former City of Hamilton Official Plan; and,
7. Official Plan Amendment No. 158 to the former City of Stoney Creek Official Plan.

1.0 Purpose:

The purpose of the Amendments is to amend the industrial and business park policies of the former Regional Official Plan and the Official Plans of the former Towns of Ancaster, Dundas, and Flamborough, Township of Glanbrook, and Cities of Hamilton and Stoney Creek, to enable implementation of new city-wide Industrial Zoning that conforms to the new Urban Hamilton Official Plan and the Growth Plan for the Greater Golden Horseshoe, and is consistent with the Provincial Policy Statement.

2.0 Location:

The lands subject to this Amendment are all lands within the urban area that are designated Industrial, Business Park or Employment Area as shown on Schedules "A" through "E" attached to this Amendment.

3.0 Basis:

The basis for permitting these Amendments is as follows:

- Employment (industrial) areas and uses contribute substantially to the overall economic prosperity of the City;
- A supply of available designated and zoned employment (industrial) land, protected for employment (industrial) uses, provides opportunities for new employment (industrial) operations to locate in Hamilton, thereby increasing Hamilton's tax base;
- The existing Official Plans and Zoning By-laws currently permit land uses and activities that are no longer appropriate in employment (industrial) areas or permitted by the Growth Plan for the Greater Golden Horseshoe;
- The Amendments will bring the existing Official Plans into consistency with the Provincial Policy Statement and conformity to the Growth Plan for the Greater Golden Horseshoe respecting the preservation of employment (industrial) areas for industrial uses;
- The Amendments will enable the implementation of new employment (industrial) zones that are in conformity to the Growth Plan for the Greater Golden Horseshoe and consistent with the Provincial Policy Statement; and,
- The Amendments will clarify the types and range of employment (industrial) uses permitted in the existing Official Plans, and ensure permitted employment (industrial) uses are consistent across all of the existing Official Plans.

4.0 **Actual Changes:**

4.1 **Former Regional Municipality of Hamilton-Wentworth Official Plan**

Text Changes

- a) Part C, Section 3.1.3 – Business Parks, is hereby amended by:
- i) in paragraph 2, deleting the words "large-scale retailing," between the words "and remediation," and "specialty manufacturing and biotechnology";
 - ii) in paragraph 3, deleting the second last sentence "Some flexibility in the policies will permit consideration of mixed uses within the Business Parks." following the words "operations and employees."
- b) Part C, Policy 3.1.3.1 is hereby deleted in its entirety and replaced with the following:
- "3.1.3.1 Designate Business Parks shown on Map No. 1, to accommodate clusters of business and economic activities such as, manufacturing, research and development, transport terminal, building or contracting supply establishment, tradesperson's shop, warehousing, waste management facilities, private power generation, office, and accessory uses. Ancillary uses which primarily support businesses and employees within the Business Parks shall also be permitted."*
- c) Part C, Section 3.1.5 – Manufacturing, paragraph 1, is hereby amended by:
- i) deleting the word ", either" between the words "redevelop this land" and "for newer industrial"; and,
 - ii) deleting the words "or for other uses. Therefore, land use plans must begin to reflect this economic restructuring" following the words "industrial/business uses".

4.2 **Former Town of Ancaster Official Plan**

Text Changes

- a) Policy 4.6.1 is hereby deleted in its entirety and replaced with the following:

"4.6.1 Industrial Uses and Restrictions

Schedule "1"

4.6.1.1 *The following uses shall be permitted on lands designated Industrial on Schedule B:*

- i) manufacturing, warehousing, repair service, building or contracting supply establishments, transportation terminals, research and development, office, communication establishment, and private power generation. Salvage yards and other uses which are unsightly or otherwise incompatible with the design policies and image for business parks shall be prohibited;*
- ii) uses which primarily support industry, including labour association halls, conference and convention centres, trade schools, commercial motor vehicle and equipment sales, and commercial rental establishments;*
- iii) ancillary uses which primarily support businesses and employees within the industrial area, including hotels, fitness centres, financial establishments, restaurants, personal services, motor vehicle service stations and washing, retail establishments, and commercial parking facilities;*
- iv) waste processing facilities and waste transfer facilities; and,*
- v) accessory uses, such as limited retail and office.*

4.6.1.2 *The following uses shall be prohibited on lands designated Industrial on Schedule B:*

- i) Major retail uses, where major retail is defined as those retail establishments that provide goods for sale to the public that are not ancillary to or associated with employment uses and are greater than 500 square metres in size; and,*
- ii) Residential uses.*

4.6.1.3 *Office uses shall be limited in function, scale and type, and shall be limited in size through the Zoning By-law.*

4.6.1.4 *Retail establishments shall serve the businesses and employees of the industrial area, shall be limited to 500 square metres of gross floor area, and shall only be permitted where the supporting uses for the business park are permitted by Policy 4.6.1.1."*

b) Policy 4.6.3 is hereby deleted and replaced with the following:

Schedule "1"

"Ancillary uses which serve the businesses and employees of the industrial area as described in Policy 4.6.1.1 iii), shall only be permitted at locations fronting arterial roads or collector roads into the business park."

- c) Policy 4.6.4 is hereby amended by deleting the words "Furthermore, in accordance with the Regional Official Plan, areas designated Industrial where an Industrial-Business Park is proposed, Secondary Plans shall be prepared prior to the implementation of any development proposals." following the words "Schedule B of this Plan."
- d) Policy 4.6.9 is hereby amended by deleting the words "of the Town of Ancaster" between the words "Zoning By-law" and "designed to accommodate".
- e) Policy 4.6.11 iii) is hereby amended by deleting the words "subject to policies in Section 5 of this Plan" and replacing with the words "appropriately located and screened on lands designated Industrial on Schedule B of this Plan;"
- f) Policy 5.5.2 is hereby amended by deleting the words "Policy 4.6.1" and replacing with the words "the Policies of Section 4.6";
- g) Policy 5.5.2 ii) is hereby amended by deleting the words "and internal" between the words "the major peripheral" and "roads, shall be";
- h) Policy 5.5.2 ii) (a) is hereby amended by deleting the second sentence "Generally, employees and visitors parking shall be restricted to the side, or rear yard, but parking for vehicles used in an business operation shall be restricted to the rear yard.";
- i) Policy 5.5.2 ii) (b) is hereby deleted in its entirety and replaced with the following:

"The location and screening of outdoor storage. In all cases, outdoor storage areas are to be appropriately located and screened;"
- j) Policy 5.5.2 ii) (c) is hereby amended by adding the words "side and" between the words "restricted to" and "rear yard locations".
- k) Policy 5.5.2 ii) (d) is deleted in its entirety and the subsequent subsections renumbered accordingly.
- l) Section 5.5 – Duff's Corners is hereby amended by adding the following new policy:

"5.5.8 In addition to the uses permitted in Policy 4.6.1.1 of this Plan as it applies to the Industrial area in Duff's Corners, the following uses

shall also be permitted: Gymnastics Studio and Indoor Children's Play-gym."

4.3 Former Town of Dundas Official Plan

Map Changes

- a) Schedule "A" – LAND USE, be revised by:
 - i) redesignating the subject lands from "Employment/Residential Mixed Use" to "Employment Area";
 - ii) redesignating the subject lands from "Residential Neighbourhoods" to "Employment Area"; and,
 - iii) revising the Legend entry "Employment Node" to "Employment Area";as shown on Schedule "A" attached hereto.

Text Changes

- b) Policy 3.2.3.1 is hereby amended by deleting the words ", including the introduction of live-work uses" following the words "support industrial uses".
- c) Policies 3.2.3.2, 3.2.3.3, and 3.2.3.4 are hereby deleted and replaced with the following:

"3.2.3.2 The following uses shall be permitted on lands designated Employment Area on Schedule "A":

- a) full range of manufacturing uses, warehousing, repair service, building or contracting supply establishments, transport terminals, research and development, communication establishment, private power generation, dry cleaning plants, salvage/storage yards, and motor vehicle repair and wrecking;*
- b) limited office uses;*
- c) ancillary uses which primarily support industry, businesses and employees within the Employment Area, including hotels, fitness centres, financial establishments, restaurants, personal services, motor vehicle service stations, retail establishments, labour association halls, conference and*

Schedule "1"

convention centres, trade schools, commercial parking facilities, commercial motor vehicle and equipment sales, and commercial rental establishments;

- d) *waste processing facilities and waste transfer facilities; and,*
- e) *accessory uses, such as limited retail and office.*

3.2.3.3 *The following uses shall be prohibited on lands designated Employment Area on Schedule "A":*

- a) *Major retail uses, where major retail is defined as those retail establishments that provide goods for sale to the public that are not ancillary to or associated with employment uses and are greater than 500 square metres in size; and,*

- b) *Residential uses.*

3.2.3.4 *Office uses within the Employment Area designation shall be restricted in function, scale and type, and shall be limited in size through the Zoning By-law."*

- d) Policy 3.2.3.7 is hereby deleted and replaced with the following:

"3.2.3.7 Retail establishments shall serve the businesses and employees of the Employment Area and shall be limited to 500 square metres of gross floor area for any individual business."

4.4 Former Town of Flamborough Official Plan

Map Changes

- a) Schedule "A-1" – Land Use Plan: Flamborough Business Park Secondary Plan, be revised by:
 - i) redesignating the subject lands from "Utilities" to "Prestige Industrial – Business";
 - ii) redesignating the subject lands from "Prestige Industrial" to "General Industrial – Business";
 - iii) redesignating the subject lands from "General Industrial" to "Prestige Industrial – Business";
 - iv) redesignating the subject lands from "Prestige Industrial –

Schedule "1"

- Commercial" to "Prestige Industrial – Business";
- v) redesignating the subject lands from "General Open Space" to "Prestige Industrial – Business";
 - vi) redesignating the subject lands from "General Open Space" to "Natural Open Space";
 - vii) redesignating the subject lands from "Prestige Industrial" to "Natural Open Space";
 - viii) redesignating the subject lands from "Utilities" to "Natural Open Space";
 - ix) redesignating the subject lands from "General Industrial – Commercial" to "Prestige Industrial – Business";
 - x) in the Legend adding the word "- Business" following the words "Prestige Industrial"; and,
 - xi) in the Legend adding the word "- Business" following the words "General Industrial";

as shown on Schedule "B" attached hereto.

Text Changes

- b) Section A.6.1.5 – Environment and Open Space is hereby amended by deleting policies A.6.1.5.3 and A.6.1.5.4 in their entirety.
- c) Policy A.6.2.1.1 is hereby deleted in its entirety and replaced with the following:

"A.6.2.1.1 The following uses shall be permitted on lands designated Prestige Industrial – Business on Schedule "A-1":

- (i) manufacturing, warehousing, repair service, building or contracting supply establishments, transportation terminals, research and development, office, communication establishment, and private power generation. Salvage yards and other uses which are unsightly or otherwise incompatible with the design policies and image for business parks shall be prohibited;*

Schedule "1"

- (ii) *uses which primarily support industry, including labour association halls, conference and convention centres, trade schools, commercial motor vehicle and equipment sales, and commercial rental establishments;*
 - (iii) *ancillary uses which primarily support businesses and employees within business parks, including hotels, fitness centres, financial establishments, restaurants, personal services, motor vehicle service stations and washing, retail establishments, and commercial parking facilities;*
 - (iv) *waste processing facilities and waste transfer facilities; and,*
 - (v) *accessory uses, such as limited retail and office."*
- d) Section A.6.2.1 – Prestige Industrial-Business is hereby amended by adding the following new policies:
 - "A.6.2.1.3 Ancillary uses which serve the businesses and employees of the business park as described in Policy A.6.2.1.1, shall only be permitted at locations fronting arterial roads or collector roads into the business parks.*
 - A.6.2.1.4 The following uses shall be prohibited on lands designated Prestige Industrial – Business on Schedule "A-1":*
 - i) Major retail uses, where major retail is defined as those retail establishments that provide goods for sale to the public that are not ancillary to or associated with employment uses and are greater than 500 square metres in size; and,*
 - ii) Residential uses.*
 - A.6.2.1.5 Office uses shall be limited in function, scale and type and shall be limited in size through the Zoning By-law."*
- e) Policy A.6.2.4.1 is hereby amended by deleting everything after the words "General Industrial-Business uses shall be located in the central areas of the Industrial-Business Park generally bounded by the Prestige Industrial-Business land use." and replacing with "The uses permitted in the General Industrial-Business designation are limited to the uses permitted in Policy A.6.2.1.1 and the policies of A.6.2.1.3, A.6.2.1.4, and A.6.2.1.5." so the

policy reads:

"A.6.2.4.1 General Industrial-Business uses shall be located in the central areas of the Industrial-Business Park generally bounded by the Prestige Industrial-Business land use. The uses permitted in the General Industrial-Business designation shall be limited to the uses permitted in Policy A.6.2.1.1 and the policies of A.6.2.1.3, A.6.2.1.4, and A.6.2.1.5."

- f) Policy A.6.2.6.2 a) is hereby amended by deleting the words "; in general, these setbacks shall be approximately 15 metres (50 feet) in depth so that the minimum distance separation of any permitted structure from the boundary of the I.B.P. shall be approximately 30 metres (100 feet). The distance separation shall consist of setbacks and minor open space areas" following the words "in the Zoning By-law".

4.5 Former Township of Glanbrook Official Plan

Text Changes

- a) Section B.2 – The Urban Area, paragraph 4, is hereby amended by deleting the words "and a specific area for ancillary commercial and recreational uses, while the" and replacing with "with a focus on clean, environmentally friendly and compatible uses in order to concentrate on promoting the North Glanbrook Industrial-Business Park on strategic economic clusters such as the food and beverage processing industry. The".

- b) Policy B.2.5.1 is hereby deleted and replaced with the following:

"B.2.5.1 The following uses shall be permitted on lands designated North Glanbrook Industrial – Business Park on Schedule "A" – Land Use Plan:

- (a) *manufacturing, warehousing, repair service, building or contracting supply establishments, transportation terminals, research and development, office, communication establishment, and private power generation. Salvage yards and other uses which are unsightly or otherwise incompatible with the design policies and image for business parks shall be prohibited;*
- (b) *uses which primarily support industry, including labour association halls, conference and convention centres, trade schools, commercial motor vehicle and*

Schedule "1"

equipment sales, and commercial rental establishments;

(c) ancillary uses which primarily support businesses and employees within business parks, including hotels, fitness centres, financial establishments, restaurants, personal services, motor vehicle service stations and washing, retail establishments, and commercial parking facilities;

(d) waste processing facilities and waste transfer facilities; and,

(e) accessory uses, such as limited retail and office."

c) Policy B.2.5.2 is hereby deleted and replaced with the following:

"B.2.5.2 Prohibited Uses and Use Restrictions

B.2.5.2.1 The following uses shall be prohibited on lands designated North Glanbrook Industrial-Business Park on Schedule "A":

i) Major retail uses, where major retail is defined as those retail establishments that provide goods for sale to the public that are not ancillary to or associated with employment uses and are greater than 500 square metres in size; and,

ii) Residential uses.

B.2.5.2.2 Office uses shall be limited in function, scale and type and shall be limited in size through the Zoning By-law.

B.2.5.2.3 Ancillary uses which serve the businesses and employees of the business park as described in Policy B.2.5.1 (c), shall be encouraged to locate fronting arterial roads or collector roads into the business parks."

d) Policy B.2.5.8 is hereby amended by deleting the words "existing and/or future" and replacing with the words "areas designated for".

4.6 Former City of Hamilton Official Plan

Map Changes

a) Schedule "A" – Land Use Concept, be revised by:

Schedule "1"

- i) redesignating the subject lands from "Major Institutional" to "Industrial";
 - ii) redesignating the subject lands from "Open Space" to "Utilities";
 - iii) redesignating the subject lands from "Open Space" to "Industrial";
 - iv) redesignating the subject lands from "Residential" to "Industrial";
 - v) redesignating the subject lands from "Residential" to "Utilities";
 - vi) redesignating the subject lands from "Residential" to "Open Space";
and,
 - vii) redesignating the subject lands from "Open Space" to "Industrial";
- as shown on Schedule "C" attached hereto.
- b) Schedule "B" – Special Policy Areas, be revised by removing the subject lands from Special Policy Area 11, as shown on Schedule "D" attached hereto.
 - c) Schedule "B-3" – Other Special Policy Areas, be revised by:
 - i) adding the subject lands as Special Policy Area 11; and,
 - ii) in the Legend replacing the words "(East Mountain Industrial-Business Park)" with the words "(Red Hill Business Park, formerly the East Mountain Industrial-Business Park)";
- as shown on Schedule "E" attached hereto.

Text Changes

- d) Subsection A.2 – Land Use Concept is hereby amended by adding the following new bullet point:
 - o "the Red Hill Business Park shall be a focus of clean, environmentally friendly and compatible uses in order to concentrate on promoting the Red Hill Business Park for strategic economic clusters such as the food and beverage processing industry."
- e) Policies A.2.3.1 through to A.2.3.22 are hereby deleted in their entirety.
- f) Section A.2.3 – Industrial Uses is hereby amended by adding the following

new policies:

- "2.3.1 Uses permitted on lands designated Industrial on Schedule "A" shall include clusters of business and economic activities such as, manufacturing, research and development, transport terminal, building or contracting supply establishment, tradesperson's shop, warehousing, waste management facilities, private power generation, office, and accessory uses. Ancillary uses which primarily support businesses and employees within the Industrial area shall also be permitted.*
- 2.3.2 The following uses shall be prohibited on lands designated Industrial on Schedule "A":*
- i) Major retail uses, where major retail is defined as those retail establishments that provide goods for sale to the public that are not ancillary to or associated with employment uses and are greater than 500 square metres in size; and,*
 - ii) Residential uses.*
- 2.3.3 Office uses shall be limited in function, scale and type and shall be limited in size through the Zoning By-law.*
- 2.3.4 Council recognizes the varied nature of industry in the City. Therefore, the policies of this Plan are intended to apply to a hierarchy of INDUSTRIAL classifications. The hierarchy is not specifically designated on Schedule "A". However, an element of the hierarchy is shown on Schedule "B" and Schedule "B-3" as Special Policy Area 11 and 11a and as set out in Subsection A.2.9.3.*
- 2.3.5 Further, it is intended that the policies for the various classifications in the INDUSTRIAL hierarchy will provide guidance to Council when considering amendments to this Plan or to the Zoning By-law.*

General and Heavy Industrial Classification

- 2.3.6 The following uses shall be permitted on lands designated Industrial on Schedule "A":*
- i) a full range of manufacturing uses, warehousing, repair service, building or contracting supply establishments, transport terminals, research and development, communication establishment, private power generation,*

Schedule "1"

dry cleaning plants, salvage/storage yards, and motor vehicle repair and wrecking;

- ii) limited office uses;*
- iii) ancillary uses which primarily support industry, businesses and employees within the Industrial area, including hotels, fitness centres, financial establishments, restaurants, personal services, motor vehicle service stations, retail establishments, labour association halls, conference and convention centres, trade schools, commercial parking facilities, commercial motor vehicle and equipment sales, and commercial rental establishments;*
- iv) waste processing facilities and waste transfer facilities; and,*
- v) accessory uses, such as limited retail and office.*

2.3.7 Council will ensure that non-industrial land uses abutting the GENERAL AND HEAVY INDUSTRIAL CLASSIFICATION areas are protected from adverse impacts through the provision of adequate separation, screening, barriers, fencing and landscaping or other like measures.

Light Industrial Classification

2.3.8 The LIGHT INDUSTRIAL CLASSIFICATION applies to those Industrial Uses that have a minimal impact on surrounding land uses and, as set out in Subsection A.2.9.3, are shown on Schedule "B" as Special Policy Area 11 and 11a, and shown on Schedule "B-3" as the Red Hill Business Park (formerly the East Mountain Industrial-Business Park)."

2.3.9 The following uses shall be permitted on lands in the LIGHT INDUSTRIAL CLASSIFICATION:

- i) manufacturing, warehousing, repair service, building or contracting supply establishments, transportation terminals, research and development, office, communication establishment, and private power generation. Salvage yards and other uses which are unsightly or otherwise incompatible with the design policies and image for business parks shall be prohibited;*

Schedule "1"

- ii) *uses which primarily support industry, including labour association halls, conference and convention centres, trade schools, commercial motor vehicle and equipment sales, and commercial rental establishments;*
- iii) *ancillary uses which primarily support businesses and employees within business parks, including hotels, fitness centres, financial establishments, restaurants, personal services, motor vehicle service stations and washing, retail establishments, and commercial parking facilities;*
- iv) *waste processing facilities and waste transfer facilities; and,*
- v) *accessory uses, such as limited retail and office.*

2.3.10 *Ancillary uses which serve the businesses and employees of the LIGHT INDUSTRIAL CLASSIFICATION as described in Policy 2.3.9 iii), shall be encouraged to locate fronting arterial roads or collectors roads into the industrial area. Retail establishments shall be limited to 500 square metres of gross floor area.*

2.3.11 *New developments in the LIGHT INDUSTRIAL CLASSIFICATION will be subject to site plan control as provided by The Planning Act.*

2.3.12 *Council will encourage all new developments in the LIGHT INDUSTRIAL CLASSIFICATION to adhere to good architectural quality in building design.*

2.3.13 *Council will ensure that non-industrial land uses abutting the LIGHT INDUSTRIAL CLASSIFICATION areas are protected from any adverse impacts through the provision of adequate separation, screening, barriers, fencing and landscaping or other like measures."*

g) Policy 2.3.24 is hereby amended by:

- i) deleting the word "may" and replacing with the word "will"; and,
- ii) deleting the words ". However, it will be required" and replacing with the word "and".

h) Policy 2.9.3.9 ii) is hereby deleted in its entirety.

4.7 Former City of Stoney Creek Official Plan

Text Changes

- a) Policy A.4.2.1 is hereby deleted in its entirety and replaced with the following:

"A.4.2.1 INDUSTRIAL-BUSINESS PARK Uses and Restrictions

A.4.2.1.1 *The following uses shall be permitted on lands designated INDUSTRIAL-BUSINESS PARK on Schedule "A":*

- a) *manufacturing, warehousing, repair service, building or contracting supply establishments, transportation terminals, research and development, office, communication establishment, and private power generation. Salvage yards and other uses which are unsightly or otherwise incompatible with the design policies and image for business parks shall be prohibited;*
- b) *uses which primarily support industry, including labour association halls, conference and convention centres, trade schools, commercial motor vehicle and equipment sales, and commercial rental establishments;*
- c) *ancillary uses which primarily support businesses and employees within business parks, including hotels, fitness centres, financial establishments, restaurants, personal services, motor vehicle service stations and washing, retail establishments, and commercial parking facilities;*
- d) *waste processing facilities and waste transfer facilities; and,*
- e) *accessory uses, such as limited retail and office.*

A.4.2.1.2 *The following uses shall be prohibited on lands designated INDUSTRIAL-BUSINESS PARK on Schedule "A":*

- a) *Major retail uses, where major retail is defined as those retail establishments that provide goods for sale to the public that are not ancillary to or associated with employment uses and are greater than 500 square metres in size; and,*

b) Residential uses.

A.4.2.1.3 Ancillary uses which serve the businesses and employees of the Industrial-Business Park as described in Policy A.4.2.1.1 c), shall only be permitted at locations fronting arterial roads or collectors roads into the business parks. Retail establishments shall be limited to 500 square metres of gross floor area.

A.4.2.1.4 Office uses shall be limited in function, scale and type and shall be limited in size through the Zoning By-law."

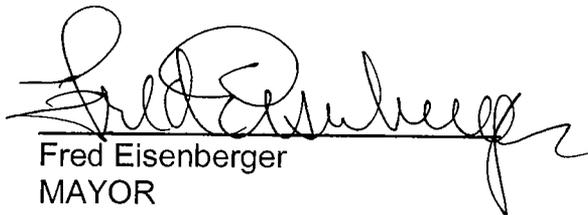
- b) Policy 4.2.5 is hereby amended by deleting the last three sentences: "However, in order to reduce industrially related detrimental environmental characteristics specified above."
- c) Policy 4.2.7 b) is hereby amended by deleting the words "are to be located" and replaced with the words "will be encouraged to locate".
- d) Policy 4.2.7 c) is hereby amended by deleting the words "Small Scale and" between the words "be restricted to" and "Light Industrial Uses".
- e) Policy 4.2.11 is hereby deleted in its entirety.
- f) Policy 4.2.20 is hereby deleted in its entirety.

5.0 Implementation:

A Zoning By-Law Amendment will give effect to this Amendment.

This is Schedule "1" to By-law No. 10- 127, passed on the 26th day of May, 2010.

**The
City of Hamilton**


Fred Eisenberger
MAYOR


Rose Caterini
CITY CLERK

CI-09-H

LEGEND

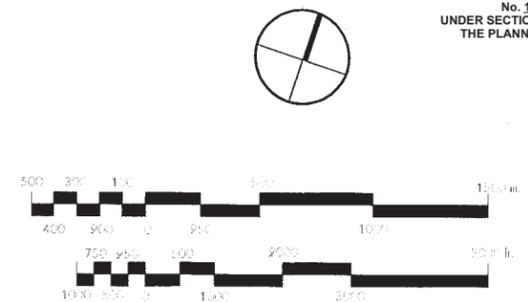
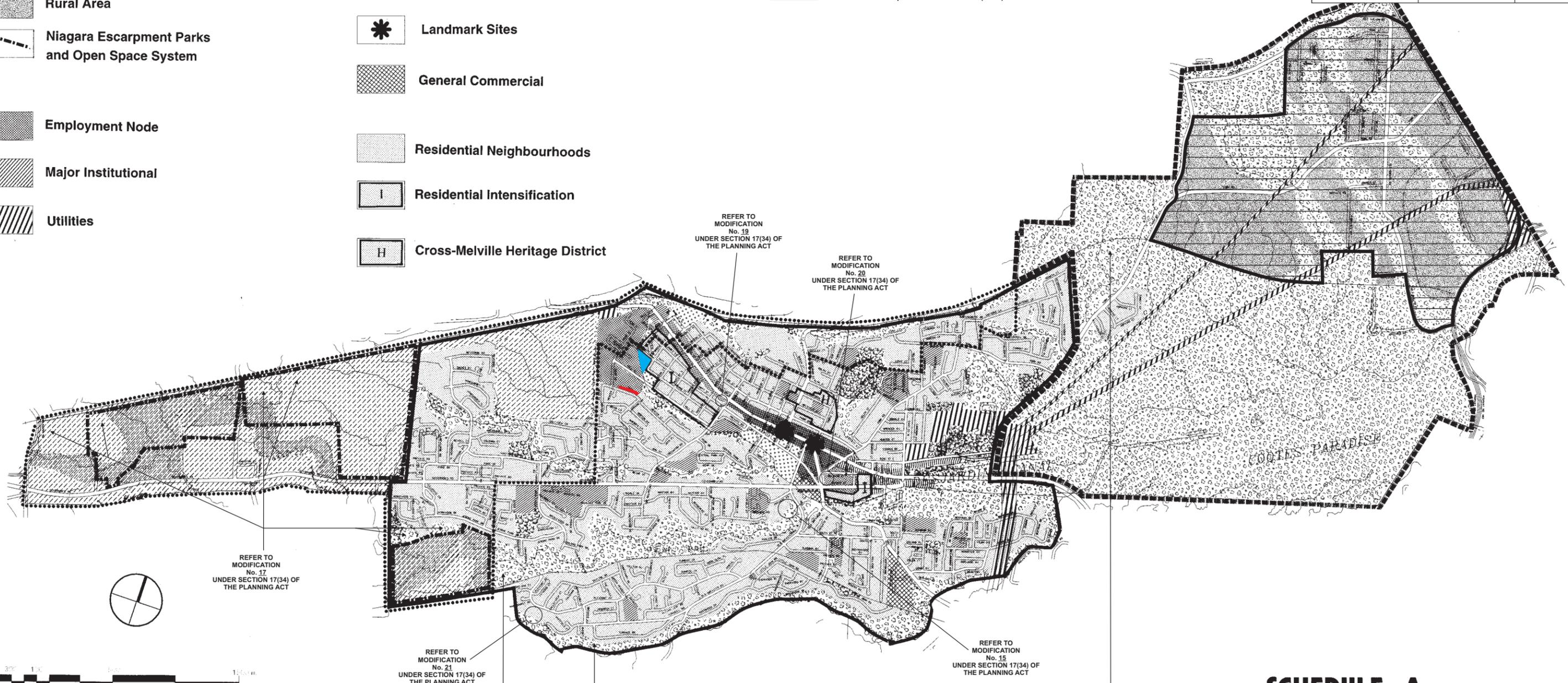
-  Natural Open Space
-  Open Space
-  Escarpment Natural Area
-  Escarpment Protection Area
-  Rural Area
-  Niagara Escarpment Parks and Open Space System
-  Employment Node
-  Major Institutional
-  Utilities
-  Downtown Mixed Use
-  Employment / Residential Mixed Use
-  Residential / Commercial Conversions
-  Residential / Commercial Mixed Use
-  Landmark Sites
-  General Commercial
-  Residential Neighbourhoods
-  Residential Intensification
-  Cross-Melville Heritage District

-  Area Subject to Parkway Belt West Plan
-  Urban Area Boundary
-  Area Subject to Niagara Escarpment Plan
-  Deleted from Plan
Note: Subject to O.P.A. #23, As amended by the O.M.B. under previous Official Plan (1992)

-  Lands to be Redesignated from "Employment / Residential Mixed Use" to "Employment Area"
-  Lands to be Redesignated from "Residential Neighbourhoods" to "Employment Area"

LEGEND CHANGE:
Legend entry "Employment Node" to be Revised to "Employment Area"

Date: May 19, 2010	Revised By: RM/NB	Reference File No. OPA 19(D), CI-09-H
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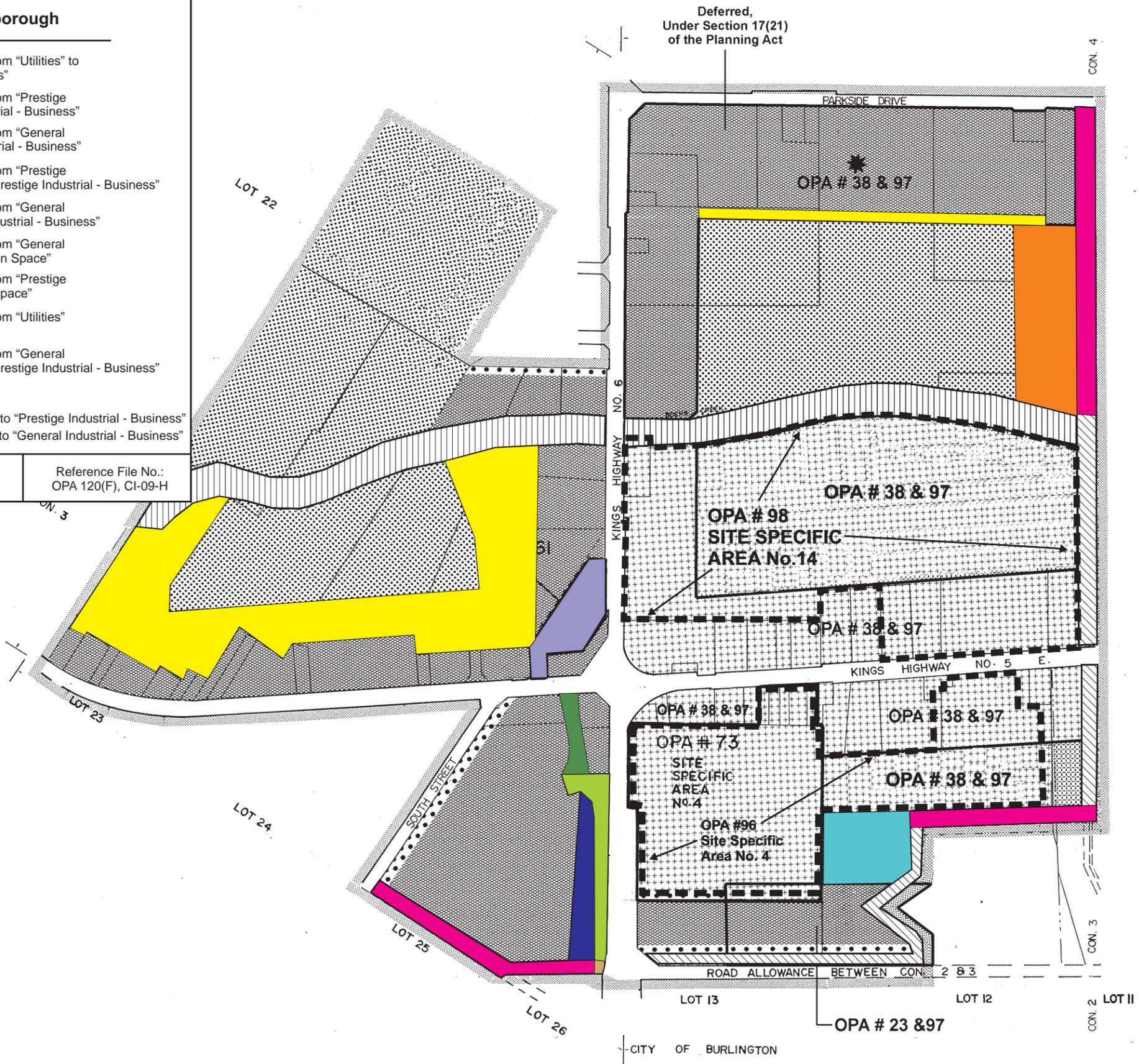
**SCHEDULE A
LAND USE
Town of Dundas Official Plan**

**Schedule B
Amendment No. 120
To the Official Plan
for the
former Town of Flamborough**

- Lands to be Redesignated from "Utilities" to "Prestige Industrial - Business"
- Lands to be Redesignated from "Prestige Industrial" to "General Industrial - Business"
- Lands to be Redesignated from "General Industrial" to "Prestige Industrial - Business"
- Lands to be Redesignated from "Prestige Industrial - Commercial" to "Prestige Industrial - Business"
- Lands to be Redesignated from "General Open Space" to "Prestige Industrial - Business"
- Lands to be Redesignated from "General Open Space" to "Natural Open Space"
- Lands to be Redesignated from "Prestige Industrial" to "Natural Open Space"
- Lands to be Redesignated from "Utilities" to "Natural Open Space"
- Lands to be Redesignated from "General Industrial - Commercial" to "Prestige Industrial - Business"

LEGEND CHANGES:
 1) "Prestige Industrial" to be changed to "Prestige Industrial - Business"
 2) "General Industrial" to be changed to "General Industrial - Business"

Date: May 19, 2010	Revised By: RM/NB	Reference File No.: OPA 120(F), CI-09-H
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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 38.

NOTE: This is an office consolidation.
References should be made to the original Official Plan and Amendments.

Schedule C
Amendment No. 223
to the Official Plan
for the
former City of Hamilton

Legend

- Lands to be Redesignated from "Major Institutional" to "Industrial"
- Lands to be Redesignated from "Open Space" to "Utilities"
- Lands to be Redesignated from "Open Space" to "Industrial"
- Lands to be Redesignated from "Residential" to "Industrial"
- Lands to be Redesignated from "Residential" to "Utilities"
- Lands to be Redesignated from "Residential" to "Open Space"
- Lands to be Redesignated from "Open Space" to "Industrial"

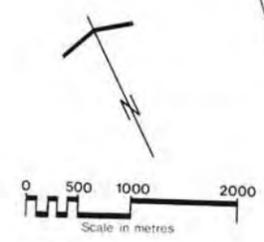
Date: May 19, 2010	Revised By: RM/NB	Reference File No. OPA 223(H), CI-09-H
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land use concept

legend

- residential
- commercial
- industrial
- open space
- open water
- major institutional
- utilities
- central policy area
- special policy area: windermere basin
- pier numbers
- sub regional centre



* A2.11.6. Notwithstanding the foregoing and with respect to the area designated Special Shipping and Navigation Uses:

- On Plan 6, it is the intent of this Plan that heavy industry and open bulk storage will be prohibited and the focus will be on uses that are not incompatible with the uses on Plans 5, 6 and 7 and;
- in an agreement between the City of Hamilton and the Hamilton Harbour Commissioners that Special Shipping and Navigation Uses have passed for the designation on Plan 8 is clear. If an agreement is reached the provisions herein will not affect the right of the City of Hamilton to rezone Plan 8;
- It is recognized that lands shown as Plan 8 serve as an area of transition between the residential and open space uses of the west harbor and the mixed industrial, shipping and navigation uses in the center and east harbor. On this basis, the implementing zoning for Plan 8 permits, in addition to Special Shipping and Navigation Uses and related commercial uses, water oriented commercial activities.

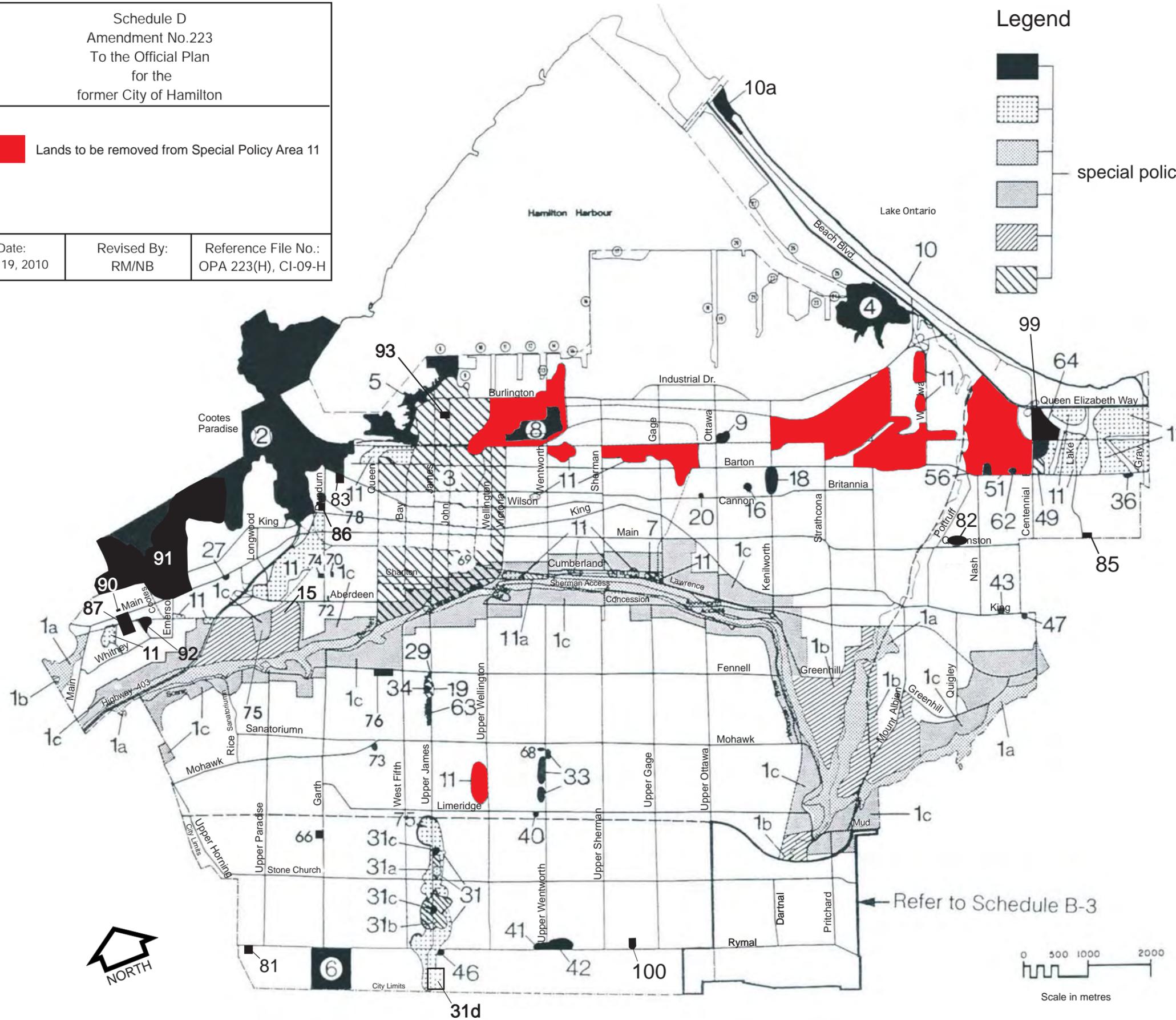
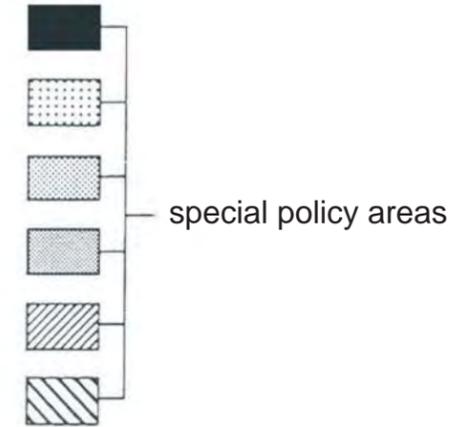
schedule A
to the official plan
for
the city of hamilton

Schedule D
Amendment No.223
To the Official Plan
for the
former City of Hamilton

 Lands to be removed from Special Policy Area 11

Date: May 19, 2010
Revised By: RM/NB
Reference File No.: OPA 223(H), CI-09-H

Legend



special policy areas

AREA	REFER TO POLICY	AREA	REFER TO POLICY
1(a)	A.2.9.1	56	A.2.9.3.51
1(b)	A.2.9.1	62	A.2.9.3.57
1(c)	A.2.9.1	63	A.2.9.3.58
2	A.2.9.2	64	A.2.9.3.59
3	A.2.9.3	65	A.2.9.3.60
	A.2.9.3.1	66	A.2.9.3.61
4	A.2.9.3.2	67	"Deleted"
5	A.2.9.3.3	68	A.2.9.3.63
6	A.2.9.3.4	69	A.2.9.3.64
7	A.2.9.3.5	70	A.2.9.3.65
8	A.2.9.3.6	71	A.2.9.3.66
9	A.2.9.3.7	72	A.2.9.3.67
10	A.2.9.3.8	73	A.2.9.3.68
10a	A.2.9.3.8	74	A.2.9.3.69
11	A.2.9.3.9	75	A.2.9.3.70
11(a)	A.2.9.3.9	76	A.2.9.3.71
16	A.2.9.3.14	77	A.2.9.3.72
17	"Deleted"	78	A.2.9.3.73
18	A.2.9.3.16	79	"Deleted"
19	A.2.9.3.17	80	Denied by OMB
20	A.2.9.3.18	81	A.2.9.3.76
26	A.2.9.3.21	82	A.2.9.3.77
27	A.2.9.3.22	83	A.2.9.3.78
29	A.2.9.3.24	84	Pending
30	A.2.9.3.25	85	A.2.9.3.80
31	A.2.9.3.26	86	A.2.9.3.81
31(a)	A.2.9.3.26	87	A.2.9.3.82
31(b)	A.2.9.3.26	89	Pending OMB
31(c)	A.2.9.3.26	90	A.2.9.3.85
32	A.2.9.3.27	91	A.6.4.9.1
33	A.2.9.3.28	92	A.6.4.9.2
34	A.2.9.3.29	93	A.2.9.3.86
35	A.2.9.3.30	99	A.2.9.3.92
36	A.2.9.3.31		
37	A.2.9.3.32		
38	"Deleted"	100	A.2.9.3.93
40	A.2.9.3.35		
41	A.2.9.3.36		
42	A.2.9.3.37		
43	A.2.9.3.38		
45	A.2.9.3.40		
46	A.2.9.3.41		
47	A.2.9.3.42		
48	"Deleted"		
49	A.2.9.3.44		
50	A.2.9.3.45		
51	A.2.9.3.46		
53	"Deleted"		
54	"Deleted"		
55	A.2.9.3.50		

For other Special Policy Areas numbers, refer to Schedules: B-1, B-2, and B-3.

schedule B

to the official plan
for
the City of Hamilton

March 2010

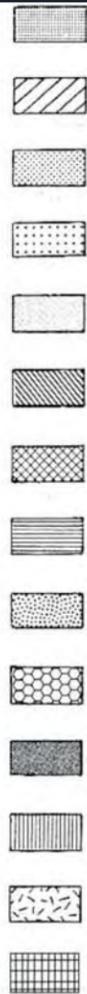
Schedule E
Amendment No. 223
To the Official Plan
for the
former City of Hamilton

 Lands to be added to "Special Policy Area II"

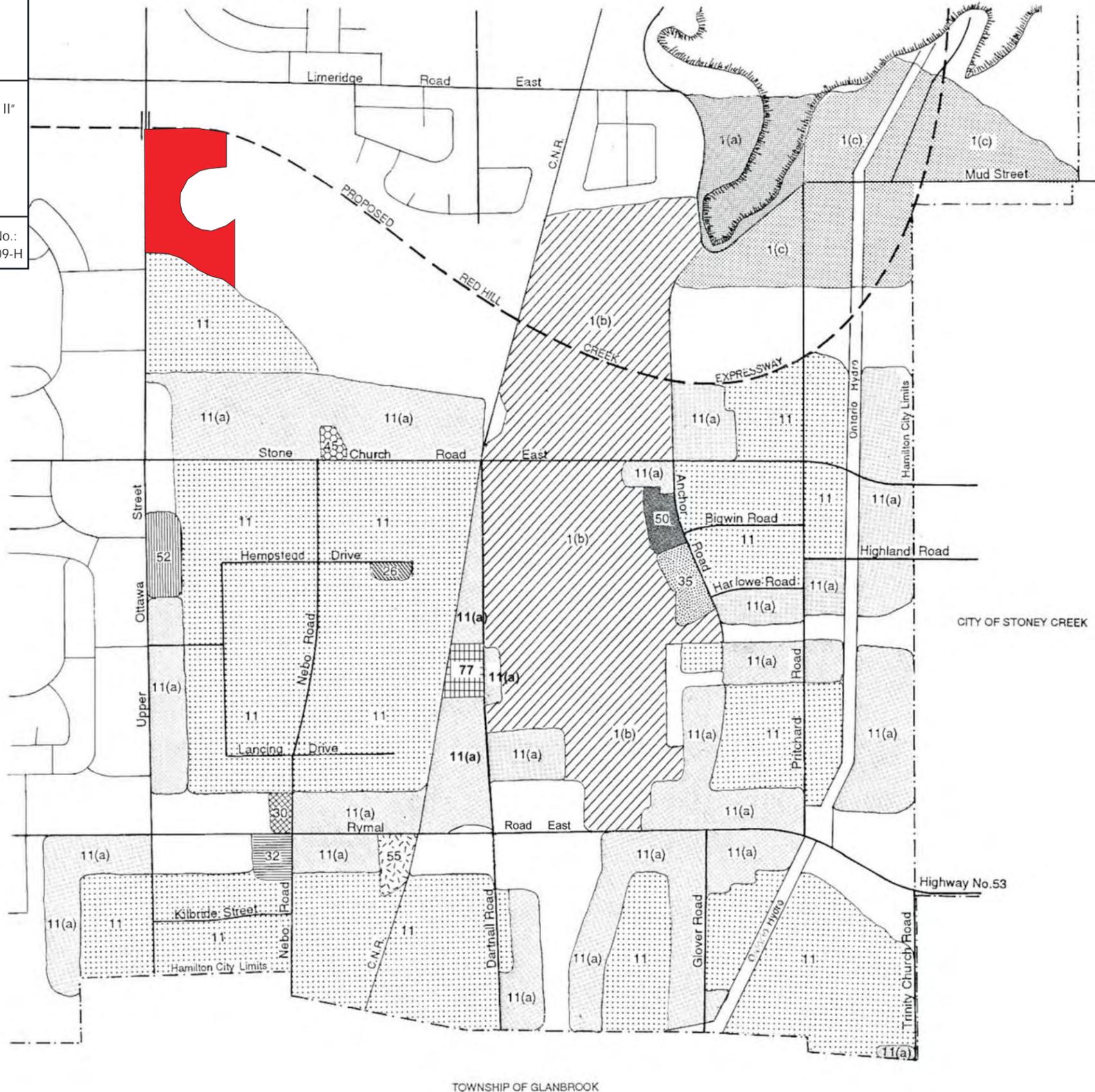
LEGEND CHANGES:

"(East Mountain Industrial-Business Park)" shall be revised to "(Red Hill Business Park, formerly the East Mountain Industrial-Business Park)"

Date: May 19, 2010
Revised By: RM/NB
Reference File No.: OPA 223(H), CI-09-H



other Special Policy Areas



TOWNSHIP OF GLANBROOK

other special policy areas

(East Mountain Industrial-Business Park)

AREA	REFER TO POLICY
Area 1(a)	A.2.9.1
Area 1(b)	A.2.9.1
Area 1(c)	A.2.9.1
Area 11	A.2.9.3.9
Area 11(a)	A.2.9.3.9
Area 26	A.2.9.3.21
Area 30	A.2.9.3.25
Area 32	A.2.9.3.27
Area 35	A.2.9.3.30
Area 45	A.2.9.3.40
Area 50	A.2.9.3.45
Area 52	A.2.9.3.47
Area 55	A.2.9.3.50
Area 77	A.2.9.3.72

schedule B-3

to the official plan
for
the City of Hamilton

February 2005