

**Authority:** Item 4, Planning Committee  
Report: 19-008 (PED19076)  
CM: May 22, 2019  
Ward: 13

**Bill No. 129**

**CITY OF HAMILTON**

**BY-LAW NO. 19-129**

**To Adopt:**

**Official Plan Amendment No. 22 to the  
Rural Hamilton Official Plan**

Respecting:

**1633 and 1649 Highway No. 6 North  
(Flamborough)**

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

1. Amendment No. 22 to the Rural Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

**PASSED** this 22<sup>nd</sup> day of May, 2019.

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F. Eisenberger  
Mayor

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J. Pilon  
Acting City Clerk

## Rural Hamilton Official Plan Amendment No. 22

The following text, together with Appendix “A” – Volume 3: Appendix A – Site Specific Area Key Map attached hereto, constitutes Official Plan Amendment No. 22 to the Rural Hamilton Official Plan.

### 1.0 Purpose and Effect:

The purpose and effect of this Amendment is to establish a Rural Site Specific Area to permit expansions to the existing *Cannabis Growing and Harvesting Facility* and to permit the processing of cannabis into cannabis oil as an *agricultural-related use*.

### 2.0 Location:

The lands affected by this Amendment are known municipally as 1633 and 1649 Highway No. 6 North, in the former Town of Flamborough.

### 3.0 Basis:

The basis for permitting this Amendment is:

- The proposed Amendment recognizes innovative on-farm diversification, through the expansion of an existing *agricultural use* and the introduction of an *agricultural-related use*;
- The proposed Amendment is compatible with the existing and planned *agricultural uses* in the immediate area as an adaptive re-use of a former salvage yard; and,
- The proposed Amendment is consistent with the Provincial Policy Statement, 2014, and conforms to the Greenbelt Plan, 2017.

#### 4.0 Actual Changes:

#### 4.1 Volume 3 – Special Policy Areas and Site Specific Areas

##### *Text*

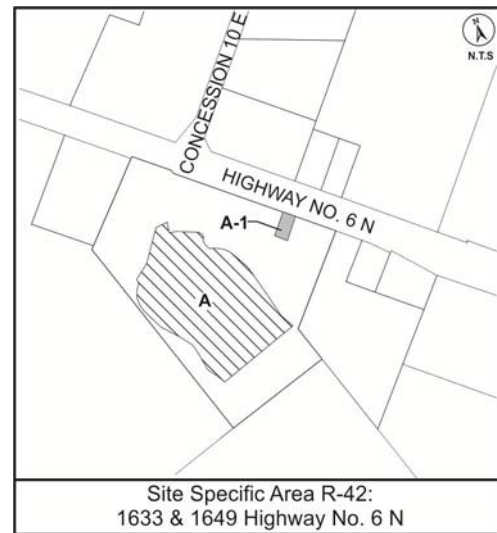
##### 4.1.1 Chapter B – Rural Site Specific Areas

- a. That Volume 3: Chapter B – Rural Site Specific Areas be amended by adding a new Site Specific Area R-42 as follows:

**“R-42 Lands known municipally as 1633 and 1649 Highway No. 6 North, former Town of Flamborough**

- 1.0 For the lands known municipally as 1633 and 1649 Highway No. 6 North, designated Rural on Schedule “D” – Rural Land Use Designations and identified as Areas A and A-1 in Site Specific Area R-42, a *cannabis growing and harvesting facility* shall be permitted, subject to the following policies:

- a) Notwithstanding Policy D.2.1.1.4.  
b) of Volume 1, the maximum gross floor area for a *cannabis growing and harvesting facility* shall not exceed 9,505 square metres.



- 1.1 For the lands known municipally as 1633 Highway No. 6 North, designated Rural on Schedule “D” – Rural Land Use Designations and identified as Area A-1 in Site Specific Area R-42, the following additional policies shall apply:

- a) in addition to the uses permitted in Section D.4 – Rural, an office associated with the *cannabis growing and harvesting facility* located in Area A shall be permitted within the building existing at the date of the passing of this By-law; and,

- b) the Zoning By-law shall identify the range of permitted and prohibited uses for the site.”

***Schedules and Appendices***

4.1.2 Volume 3: Appendix A – Site Specific Key Map

- a. That Volume 3: Appendix A – Site Specific Key Map be amended by identifying the subject lands as Site Specific Area R-42, as shown on Appendix “A” attached to this Amendment.

**5.0 Implementation:**

An implementing Zoning By-Law Amendment and Site Plan Control Application will give effect to the intended uses on the subject lands.


This Official Plan Amendment is Schedule “1” to By-law No. 19-129 passed on the 22<sup>nd</sup> of May, 2019.

**The  
City of Hamilton**

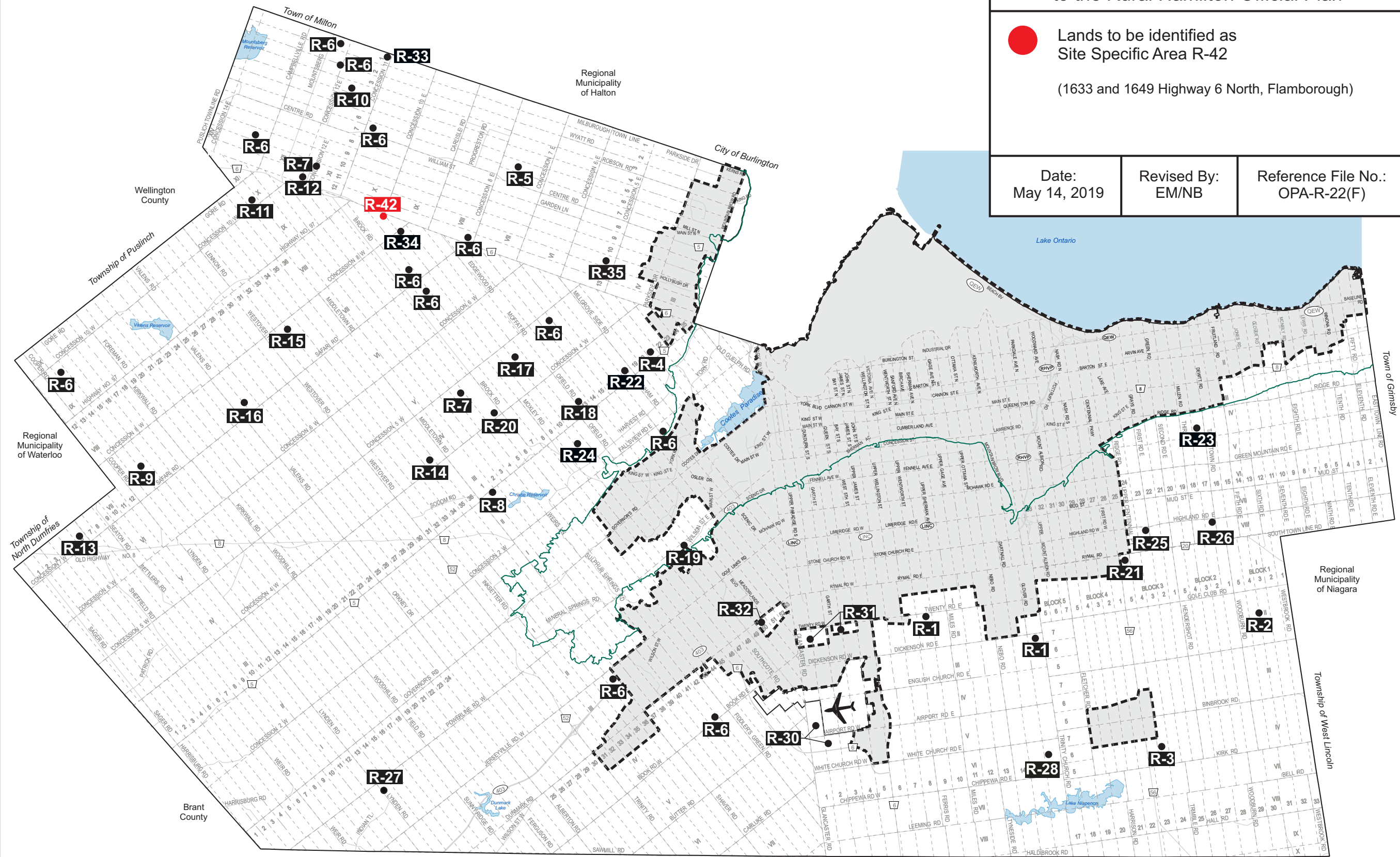
\_\_\_\_\_  
F. Eisenberger  
MAYOR




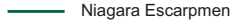


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J. Pilon  
Acting CITY CLERK

# Appendix A Amendment No. 22 to the Rural Hamilton Official Plan

 Lands to be identified as  
Site Specific Area R-42  
  
(1633 and 1649 Highway 6 North, Flamborough)

Date: May 14, 2019	Revised By: EM/NB	Reference File No.: OPA-R-22(F)
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- Legend**
-  Site Specific Areas (SSA)
  - R-** Refers to Rural Site Specific Area #, Volume 3, Chapter B
- Other Features**
-  Urban Area
  -  John C. Munro Hamilton International Airport
  -  Niagara Escarpment
  -  Urban Boundary
  -  Municipal Boundary

Council Adoption: September 27, 2006  
Ministerial Approval: December 24, 2008  
Effective Date: March 7, 2012

**Rural Hamilton Official Plan  
Volume 3: Appendix A  
Site Specific Key Map**

Not To Scale  
Date: Feb. 28, 2017



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Haldimand County