CITY OF HAMILTON

BY-LAW NO. 18-232

To Adopt:

Official Plan Amendment No. 111 to the
Urban Hamilton Official Plan
Respecting:

70 Garner Road East
(Ancaster)

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

1. Amendment No. 111 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 17th day of August, 2018.

F. Eisenberger
Mayor

J. Pilon
Acting City Clerk
Schedule “1”

Urban Hamilton Official Plan
Amendment No. 111

The following text, together with:

<table>
<thead>
<tr>
<th>Appendix “A”</th>
<th>Volume 1, Schedule E – Urban Land Use Designations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Appendix “B”</td>
<td>Volume 2, Map B.8-1 – Airport Employment Growth District Secondary Plan – Land Use Plan</td>
</tr>
</tbody>
</table>

attached hereto, constitutes Official Plan Amendment No. 111 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:
The purpose and effect of this Amendment is to redesignate a portion of the lands to “Airport Employment Growth District” from “Institutional” and to establish a Site Specific Policy Area to permit a funeral home in conjunction with employment related uses.

2.0 Location:
The lands affected by this Amendment are known municipally as 70 Garner Road East, in the former Town of Ancaster.

3.0 Basis:
The basis for permitting this Amendment is:

- The proposed Amendment is in keeping with the policies of the Airport Employment Growth District by providing a development complementary to the surrounding agricultural and residential uses.

- The proposed Amendment is in keeping with the policies of the Urban Hamilton Official Plan by providing a range of Employment uses within the community.

- The proposed development will complement the surrounding residential, institutional, and agricultural uses.

- The proposed Amendment is consistent with the Provincial Policy Statement,

4.0 **Actual Changes:**

4.1 **Volume 1 - Parent Plan**

Schedules and Appendices

4.1.1 Schedule

a. That Volume 1, Schedule E-1 – Urban Land Use Designations be amended by redesignating the subject lands from “Institutional” to “Airport Employment Growth District”, as shown on Appendix “A”, attached to this Amendment.

4.2 **Volume 2 - Secondary Plans**

4.2.1 Chapter B.8 – Airport Employment Growth District Secondary Plan

a. That Volume 2, Chapter B.8 – Airport Employment Growth District Secondary Plan, Section B.8.17 - Site Specific Policies be amended by adding a new Site Specific Policy, as follows:

“**Site Specific Policy - Area K**

B.8.17.11 The following policies apply to the easterly portion of the lands located at 70 Gamer Road East, designated Airport Prestige Business and identified as Site Specific Policy - Area K on Map B.8-1 – Airport Employment Growth District Secondary Plan - Land Use Plan:

a) In addition to Policy E.5.5.1 a) of Volume 1 and Policy B.8.4.5.1 a) of Volume 2, a funeral home shall also be permitted.

b) In addition to Policy E.5.5.1 f) of Volume 1 and Policy B.8.4.5.1 d) of Volume 2, the permitted funeral home shall include the following uses:

(i) Repair service;

(ii) training facility;
(iii) Catering and food service; and,
(iv) Office."

Maps

4.2.2 Maps

a. That Volume 2, Map B.8-1 – Airport Employment Growth District Secondary Plan – Land Use Map be amended by:
   i) redesignating lands from “Institutional” to “Airport Prestige Business”; and,
   ii) changing the identification of lands from “Site Specific Policy – Area B” to Site Specific Policy – Area “K”,

as shown on Appendix “B”, attached to this Amendment.

5.0 Implementation:

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

This Official Plan Amendment is Schedule “1” to By-law No. 18-232 passed on the 17th day of August, 2018.

The City of Hamilton

F. Eisenberger                      J. Pilon
MAYOR                             Acting CITY CLERK
The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park to Upper James Street remains under appeal.

APPEALS

Lands Subject to Non-Decision 113(a)

Appendix A
Approved Amendment No. 111
to the Urban Hamilton Official Plan

Date: August 15, 2018

Revised By: M$AL
Reference File No.: OP-A-U-111(A)

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

Urban Hamilton Official Plan
Schedule E-1
Urban Land Use Designations

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT
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