CITY OF HAMILTON

BY-LAW NO. 04-282

To Adopt:

Official Plan Amendment No. 47 to the former Township of Glanbrook Official Plan;

Respecting:

North West Glanbrook Planning Area, Commercial Development Policies

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

1. Amendment No. 47 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.

2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED AND ENACTED this 10th day of November, 2004

[Signatures]

MAYOR

CLERK
Amendment No. 47

to the

Official Plan for the former Township of Glanbrook

The following text together with Schedule “A” Land Use Plan, attached hereto, constitute Official Plan Amendment No. 47 to the Official Plan of the former Township of Glanbrook.

Purpose:

The purpose of this Amendment is to modify the commercial policies that apply to the North West Glanbrook Planning Area to allow for a broader range of commercial uses in the secondary plan area.

Location:

The lands affected by this Amendment are located in the northwest corner of Twenty Road and Garth Street, within the North West Glanbrook Planning Area.

Basis:

The intent of the Amendment is to permit a broader range of commercial uses on the subject lands. The basis for this Amendment is as follows:

- A broader range of commercial uses will more fully serve the residents of the area.

- Public transit does not service this area therefore a wider range of commercial uses within walking distance will better serve the population in the adjacent senior’s developments.

- The broader range of commercial uses will not negatively impact the area.

Actual Changes:

1) That Section B.2.1.25.1(c) (i) be amended by deleting the word “neighbourhood”.

2) That Section B.2.1.25.2(c) (i) be amended by deleting the word “neighbourhood”.
3) That Section B.2.1.25.2(c)(ii) be amended by deleting the word “daily”.

4) That Section B.2.1.25.2(c)(iii) be amended by:
   (a) deleting the word “convenience”, and,
   (b) adding the words “medical centres, commercial schools, restaurants” after the words “retail stores”.

5) That Section B.2.1.25.2(c)(v) be amended by deleting the word "neighbourhood".

6) That Schedule “A – Land Use Plan of the former Township of Glanbrook Official Plan be revised by identifying the subject lands as subject to OPA No. 47, and that the table entitled “Amendments” on Schedule “A” be amended to include OPA No. 47, the Final Approval Date of this OPA and Specific Policy Reference B 2.1.25.1(c) and B2.1.25.2(c), as shown on the attached Schedule “A” of this Amendment.

**Implementation:**

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

This is Schedule “1” to By-law No. 04-282 passed on the 10th day of November, 2004.

The

City of Hamilton

[Signatures]