

Authority: Item 21, Planning and Economic
Development Committee;
Report: 06-001(PED06001)
CM: January 25, 2006

Bill No. 014

CITY OF HAMILTON

BY-LAW NO. 06-014

To Adopt:

Official Plan Amendment No. 102 to the former Town of Flamborough Official Plan;

Respecting:

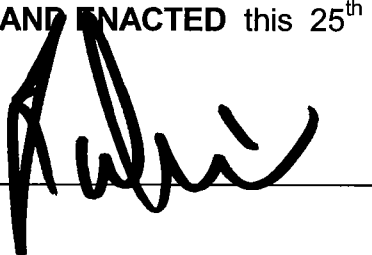
Lands municipally known as 91 Highway No. 5 West.

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

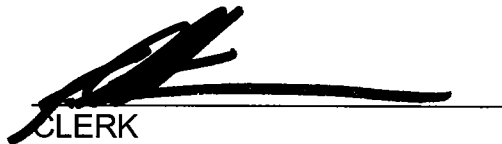
1. Amendment No. 102 to the Official Plan of the former Town of Flamborough Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.
2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED AND ENACTED this 25th day of January, 2006

MAYOR



CLERK



Amendment No. 102
To the
Official Plan of the former Town of Flamborough

The following text together with Schedule "A", Waterdown Urban Area Land Use Plan; Schedule "B", Rural Land Use Plan; Schedule "C", Flamborough Business Park Secondary Plan, attached hereto, constitute Official Plan Amendment No. 102.

Purpose:

The purpose of this Amendment is to:

- Extend the northerly limits of both the urban boundary and the Flamborough Business Park Secondary Plan, former Town of Flamborough Official Plan (Schedule 'A' - Waterdown Urban Area Land Use Plan and Schedule 'A-1' - Flamborough Business Park Secondary Plan);
- Delete the subject lands from the "Agriculture" land use designation on Schedule "B", Rural Land Use Plan;
- Designate the subject lands to "General Industrial - Business" designation on Schedule 'A-1', Flamborough Business Park Secondary Plan; and
- Permit an expansion of Coreslab's industrial operation onto lands to the immediate north of the existing operation.

Location:

The lands affected by this Amendment are located on Part Lot 23, Concession 3 and are municipally known as 91 Highway No.5 West.

Basis:

The application for an Official Plan Amendment has merit and can be supported for the following reasons:

- (i) It is consistent with the Provincial Policy Statement and the policies of the Hamilton-Wentworth Regional Official Plan.

- (ii) It will allow for the creation of employment opportunities and a range of industrial business enterprises at the Clappison's Corners Industrial Business Park.
- (iii) It meets the minimum separation distance requirements for a Class II Industry established by the Ministry of Environment's D-6 Guidelines for Compatibility between Industrial Facilities and Sensitive Land Uses.

Actual Changes:

Schedule changes

- 1) That Schedule "A", Waterdown Urban Area Land Use, be revised by extending the urban boundary to include the subject lands, and identifying the subject lands as OPA No. 102 as shown on the attached Schedule "A" to this Amendment.
- 2) That Schedule "B", Rural Land Use Plan, be revised by deleting the subject lands from Agricultural land use and identifying the subject lands as OPA No. 102 as shown on the attached Schedule "B" to this Amendment.
- 3) That Schedule "A-1", Flamborough Business Park Secondary Plan, be revised by expanding the urban boundary to incorporate the subject lands into the Flamborough Business Park Secondary Plan, and designating the subject lands "General Industrial-Business" and identifying the subject lands as OPA No. 102, as shown on the attached Schedule "C" to this Amendment.


Implementation:

Section F – Implementation, of the Official Plan of the former Town of Flamborough and a Zoning By-law amendment will give effect to the Amendment.

This is Schedule "1" to By-law No. 06-014 passed on the 25th day of January, 2006.

The

City of Hamilton



Mayor



Clerk

**WATERDOWN
URBAN
AREA**

**LAND USE
PLAN**

Schedule A TO THE OFFICIAL PLAN

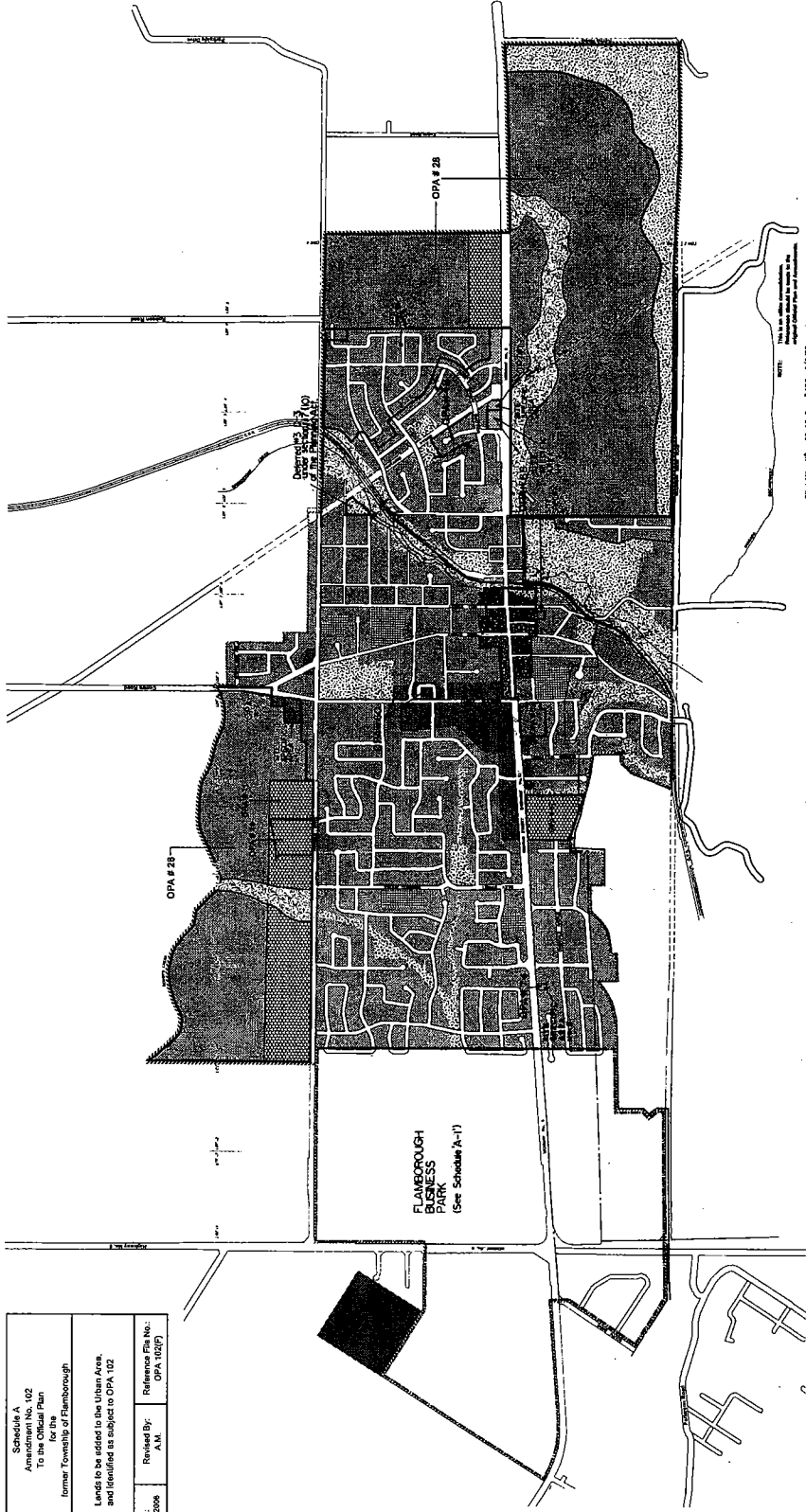
LEGEND

Land Use Designations


- Residential
- Institutional
- Business District
- Highway Commercial - Urban
- Urban Commercial
- Parks and Open Space
- Harbour Lands
- Mixed Use (OPA # 28)
- Urban Area Boundary
- Chatham's Corner, Industrial
- Business Park Boundary
- Pen Area Boundary
- Penway Belt Water
- Pen Area Boundary

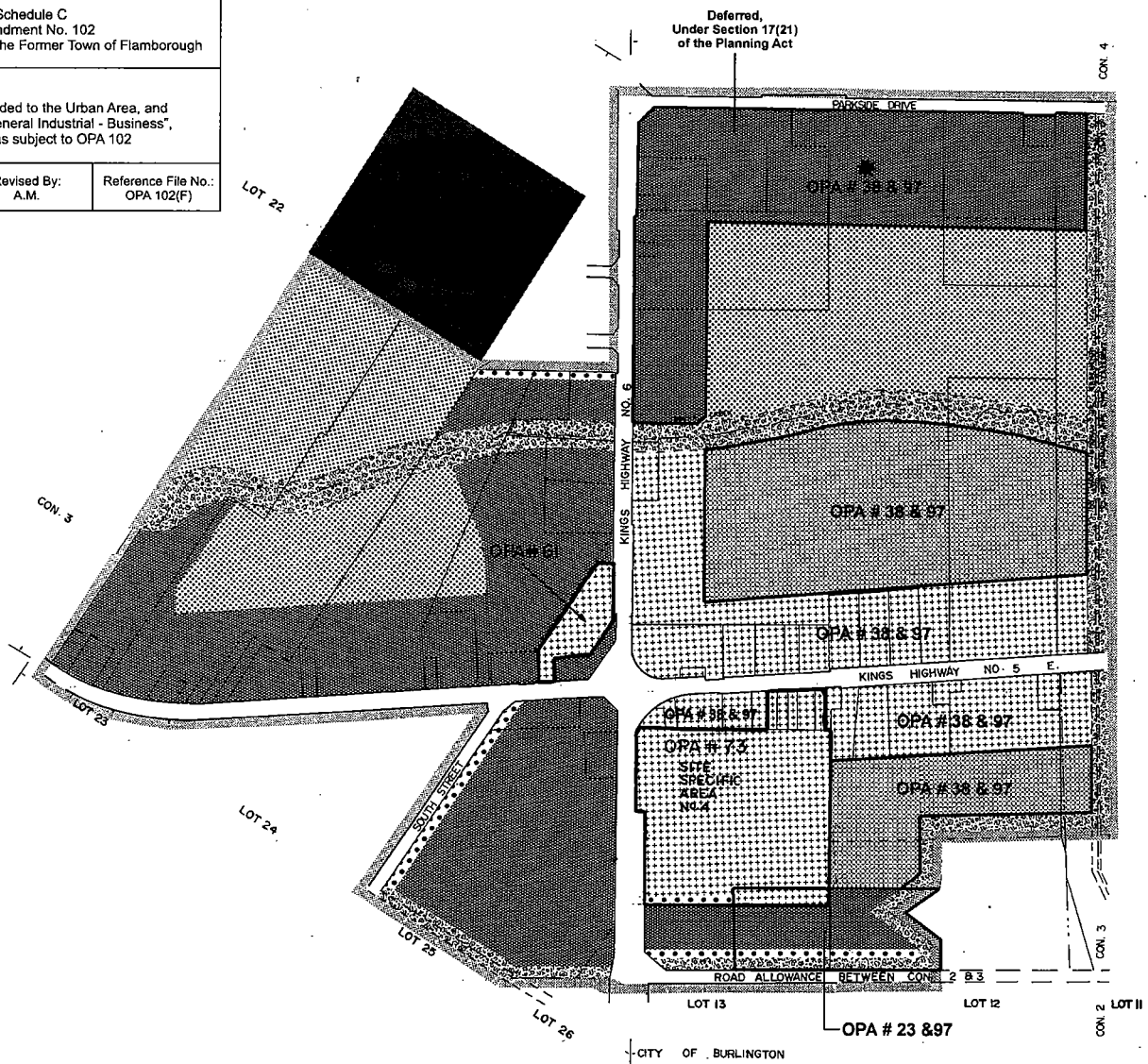


January 2004










Schedule A Amendment No. 102 To the Official Plan of the Township of Flambergough	
Land to be added to the Urban Area and identified as subject to OPA 102	Reference File No: OPA 102P
Date: Jan. 13, 2004	Revised By: A.H.

Schedule C Amendment No. 102 To the Official Plan of the Former Town of Flamborough		
 Lands to be added to the Urban Area, and designated "General Industrial - Business", and identified as subject to OPA 102		
Date: Jan. 19, 2006	Revised By: A.M.	Reference File No.: OPA 102(F)




Schedule 'A-1'
Land Use Plan

FLAMBOROUGH BUSINESS PARK SECONDARY PLAN

-  INDUSTRIAL BUSINESS PARK BOUNDARY
-  Prestige Industrial
-  Prestige Industrial - Commercial
-  General Industrial
-  General Industrial - Commercial
-  Open Space
-  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.