CITY OF HAMILTON

BY-LAW NO. 06-105

To Adopt:

Official Plan Amendment No. 26 to the Official Plan of the former Regional Municipality of Hamilton-Wentworth; and,
Official Plan Amendment No. 53 to the Official Plan of the former Township of Glanbrook.

Respecting:

1885 and 1893 Upper James Street (Highway 6)

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

1. Amendment No. 26 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. 53 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.

3. 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 26 day of April 2006.

[Signatures]
Amendments
to the

The Former Regional Municipality of Hamilton-Wentworth Official Plan and the
Official Plan of the Former Township of Glanbrook

The following text together with Map No. 1, Regional Development Pattern of the former
Plan of Official Plan of the former Township of Glanbrook, attached hereto, constitutes:

1. Official Plan Amendment No. 26 to the former Regional Municipality of Hamilton-
Wentworth Official Plan; and

2. Official Plan Amendment No. 53 to the Official Plan of the former Township of
Glanbrook.

Purpose:

The purpose of the Amendments is to establish a site specific policy to permit a motor
vehicle dealership, motor vehicle repair shop, and motor vehicle related sales on
individual private services/holding tank.

Location:

The lands affected by these Amendments are located on the east side of Upper James
Street (Highway 6), 1885 and 1893 Upper James Street (Highway 6) in the former
Township of Glanbrook.

Basis:

The intent of the Amendments is to establish a site specific policy to permit a motor
vehicle dealership, motor vehicle repair shop, and motor vehicle related sales on
individual private services/holding tank. The basis for permitting the proposal is as
follows:

- The proposed uses are compatible with uses permitted in the “Airport-Related
  Commercial” designation; and

- The development can be serviced in an environmentally appropriate and adequate
  manner.
Actual Changes:

1. That the former Regional Municipality of Hamilton-Wentworth Official Plan be amended as follows:

   1.1 Map No. 1, Regional Development Pattern, of the Official Plan be revised by identifying the subject land as “Special Policy Area 4”, as shown on the attached Schedule "A" of this Amendment.

   1.2 That Subsection C 3.1.4.5, Airport Business Park, be amended by adding the following phrase:

   "and 1885 and 1893 Highway No. 6," following the phrase "1853 and 1861 Highway No. 6," so that the amended policy reads:

   “C 3.1.4.5 Further to Subsection 3.1.4.1 on the lands known municipally as 1853 and 1861 Highway No. 6, and 1885 and 1893 Highway No. 6, as identified as Special Policy Area 4 on Map No. 1, motor vehicle dealerships and motor vehicle repair shops are permitted uses.”

2. That the Official Plan of the former Township of Glanbrook be amended as follows:

   2.1 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. 53, as shown on the attached Schedule "B" of this Amendment.

   2.2 That Section B.2.4, Airport-Related Commercial, be amended by adding Subsection B.2.4.16 as follows:

   “B.2.4.16 Lands located on the east side of Highway No. 6 known municipally as 1885 and 1893 Highway No. 6

   Further to Subsection B.2.4.1 on the lands known municipally as 1885 and 1893 Highway No. 6, motor vehicle dealerships and motor vehicle repair shops are permitted uses.

   Notwithstanding Subsection 2.4.6, any proposed motor vehicle dealership, motor vehicle repair shop, and motor vehicle related sales may proceed on the basis of appropriate private sewage system and storm drainage system to the satisfaction of the municipality, until such time as municipal sanitary sewer services and storm drainage system are available.”
Implementation:

An implementing Zoning By-Law Amendment and Site Plan Agreement will give effect to the Amendments.

This is Schedule 1 to By-law No. 06-105 passed on the 26th day of April 2006.

The City of Hamilton

MAYOR

CLERK
Schedule A Amendment No. 26 to the Official Plan of the former Region of Hamilton-Wentworth

Area to be Identified as Special Policy Area 4 (SPA 4)

Date: April 20, 2006

Revised By: M.S.

File Reference No. OPA 26 (R)