

Authority: Item 9, Planning and Economic
Development Committee
Report 06-014 (PED06228)
CM: August 9, 2006

Bill No. 235

CITY OF HAMILTON

BY-LAW NO. 06-235

To Adopt:

Official Plan Amendment No. 105 to the former Town of Flamborough Official Plan;

Respecting:

Lands known municipally as 855 Centre Road

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

1. Amendment No. 105 to the Official Plan of the former Town Flamborough Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted and approved.

PASSED AND ENACTED this 9th day of August, 2006

MAYOR

CLERK

Amendment No. 105**to the****Official Plan for the Town of Flamborough**

The following text together with Schedule "A" – Rural Land Use Plan, of the former Town of Flamborough Official Plan, attached hereto, constitute Official Plan Amendment No. 105

Purpose:

The purpose of this Amendment is to allow the establishment of a garden centre in addition to the existing greenhouse operation by identifying the subject lands as an "Site Specific Area", on Schedule "A", Rural Land Use Plan; and creating a site specific policy to permit the proposed garden centre.

Location:

The lands affected by this Amendment are located at 855 Centre Road, Part of Lot 8, Concession 5, (East Flamborough) in the former Town of Flamborough.

Basis:

The basis for this Amendment is as follows:

- The proposed use is consistent with the polices of the Provincial Policy Statement, conforms with the Greenbelt Plan and policies of the former Regional Municipality of Hamilton-Wentworth Official Plan;
- The proposed addition of the Agriculture - site specific area policy will not detract from the general intent and objectives of the former Town of Flamborough Official Plan; and
- The proposed garden centre is compatible with the existing uses permitted on the subject lands and is an appropriate additional development for the subject lands.

Actual Changes:

- 1) That Schedule "B", Rural Land Use Plan, be revised by identifying the subject lands as "OPA 105" and "Site Specific Area No. 56", as shown on the attached Schedule "A" of this Amendment.
- 2) That Section B.2.12 AGRICULTURE – SITE SPECIFIC AREAS be revised by adding policy B.2.12.13 as follows:

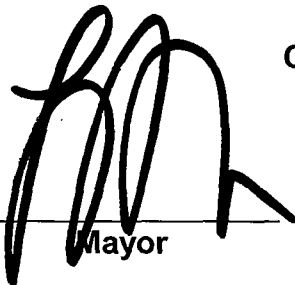
"B.2.12.13 The lands identified on Schedule B, Rural Land Use Plan, as "Site Specific Area No. 56", which consists of a parcel of 4.80 acres, known municipally as 855 Centre Road shall only be used for a garden centre, agriculture and a single detached dwelling and any accessory uses and buildings related thereto.

Implementation:

A Zoning By-Law amendment will give effect to the intended use on the subject lands.

This is Schedule "1" to By-law No. 06-235 passed on the 9th day of August, 2006.

The
City of Hamilton



Mayor



Clerk

Schedule A
Amendment No. 105
to the former Town of
Flamborough Official Plan

Area to be identified as OPA # 105
and Site Specific Area No. 56

Date:
August 9, 2006

Revised By:
A.M.

Reference File No.:
OPA 105 (F)

TOWN OF FLAMBOROUGH

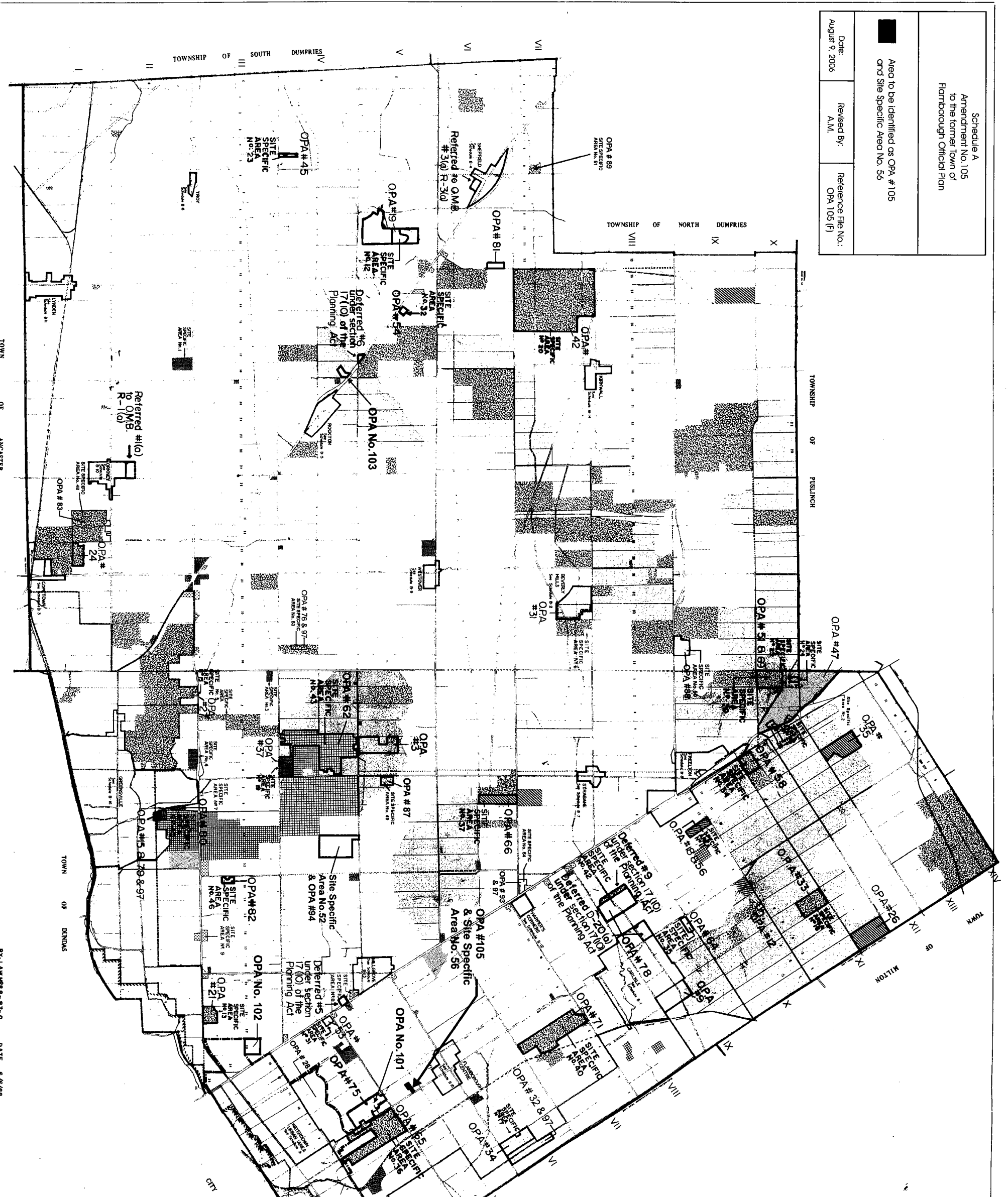
RURAL LAND USE PLAN

Schedule B (To the Official Plan)

LEGEND

Land Use Designations

- Rural
- Agriculture
- Rural Residential Estate Development
- Rural Industrial
- Extractive Industrial
- Highway Commercial - Rural
- Open Space and Recreation
- Rural Industrial Park
- Flamborough Niagara Escarpment
- Parkway Belt West Plan Boundary¹
- Urban Area Boundary²



NOTE: This is an office consultation. References should be made to the original Official Plan and Amendments.

NOTE: 1. Refer to the "Urban Area Boundary" and "Parkway Belt West Plan Boundary" on the Official Plan for a more detailed description of these boundaries.



July 2006

BY: LAW 908-97-0 DATE: 6/6/98