CITY OF HAMILTON

BY-LAW NO. 08-261

To Adopt:

Official Plan Amendment No. 67 to the former Township of Glanbrook Official Plan;

Respecting:

1970 Rymal Road East

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

1. Amendment No. 67 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.

PASSED and ENACTED this 12th day of November, 2008

Fred Eisenberger
Mayor

Rose Caterini
Acting City Clerk
Amendment No. 67 to the Official Plan of the former Township of Glanbrook

The following text, together Schedule “I”, “Rymal Road Secondary Plan Land Use Plan”, of the Official Plan of the former Township of Glanbrook, attached hereto, constitute Official Plan Amendment No. 67.

Purpose:

The purpose of this Amendment is increase the maximum gross leaseable floor area of any individual commercial establishment and the maximum gross leaseable floor area of any group of Local Commercial Uses.

Location:

The lands affected by this Amendment are known municipally as 1970 Rymal Road East.

Basis:

The intent of the Amendment is to allow for development that maximizes the sites development potential. The basis for the redesignation is as follows:

- The proposed development is consistent with the Provincial Policy Statement.
- The proposed development is consistent with the intent of the Places to Grow Plan.
- The proposed development conforms with the Region of Hamilton-Wentworth Official Plan.
- The proposed development allows for a more intense form of development, which maximizes the development potential of the property while maintaining the intent of the Local Commercial designation.

Actual Changes:

Schedule Changes

1. That Schedule "I", Rymal Road Secondary Plan Land Use Plan, be revised by identifying the subject lands as OPA No. 67, as shown on the attached Schedule “I” of this Amendment.
Text Changes

2. That Section B.3.2.5.3, Local Commercial, be amended by adding the following subsection:

"(f) Notwithstanding Section B.2.1.2.c and B.3.2.5.3.c, the following shall apply to the lands located at the southeast corner of Rymal Road East and Fletcher Road:

The maximum gross leaseable floor area of any group of Local Commercial uses shall be 2,500 square metres. The maximum gross leaseable floor area of any individual commercial establishment shall be not more than half of the total gross leasable floor area provided on the site."

Implementation:

An implementing Zoning By-law Amendment will give effect to the intended use on the subject lands.

This is Schedule "1" to By-law No. 08-261, passed on the 12th day of November, 2008.

The

City of Hamilton

Fred Eisenberger
Mayor

Rose Caterini
Acting City Clerk