

Bill No. 279

CITY OF HAMILTON

BY-LAW NO. 11-279

To Adopt:

Official Plan Amendment No. 84 to the former Township of Glanbrook;

Respecting:

5365 Twenty Road East, former Township of Glanbrook

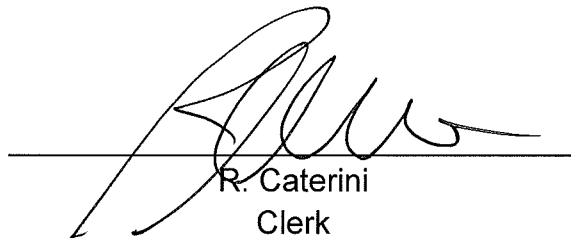
NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. Amendment No. 84 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 this 16th day of November, 2011



R. Bratina
Mayor



R. Caterini
Clerk

Amendment No. 84

to the

Official Plan for the Former Township of Glanbrook

The following text, together with Schedule "A" - Land Use Plan of the Official Plan of the former Township of Glanbrook, attached hereto, constitute Official Plan Amendment No 84.

Purpose:

The purpose of this Amendment is to create a site specific policy to permit limited manufacturing uses on a property with a "General Commercial" designation.

Location:

The property affected by this Amendment is known municipally as 5365 Twenty Road East, and is located on the south side of Twenty Road E, east of the Dartnell Road Extension, in the former Township of Glanbrook.

Basis:

The basis for the redesignation is as follows:

- The proposed development is consistent with the Provincial Policy Statement.
- The proposed amendment conforms with and implements the "Urban Area" designation of the Hamilton-Wentworth Official Plan.
- The proposed amendment will expand the range of permitted uses within the Business Park to create more opportunities for development

Text Changes:

1. That Section B.2.3, General Commercial, be amended by adding a new policy after B.2.3.12. The new policy reads as follows:

B.2.3.12A General Commercial Lands known municipally as 5365 Twenty Road East, former Township of Glanbrook

In addition to the uses permitted in Policy B.2.3.12, General Commercial lands within the North Glanbrook Industrial – Business Park, the following policies shall apply:

Schedule "1"

- i) Limited manufacturing may be permitted, in accordance with the Zoning By-law;
- ii) Noxious uses, such as but not limited to slaughtering, eviscerating, rendering or cleaning of meat, poultry or fish, primary production of chemicals, vulcanizing of rubber, shall be prohibited, in accordance with the Zoning By-law; and,
- iii) Salvage yards and other uses which are unsightly or otherwise incompatible with the design policies and image for business parks shall be prohibited in accordance with the Zoning By-law.

Mapping Changes:

1. Schedule "A", Land Use Plan, be revised by identifying the subject lands as OPA No. 84, as shown on the attached Schedule "A" to this Amendment.

Implementation:

An implementing Zoning By-law Amendment and Site Plan will give effect to this Amendment.

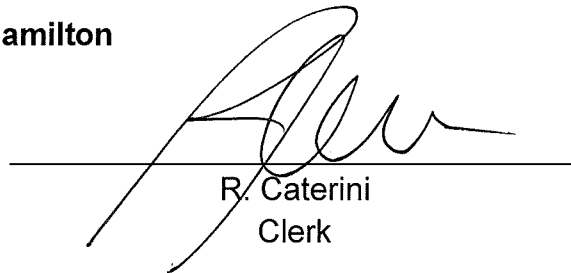
This amendment is Schedule "1" to By-law No. 11-279, passed on the 16th day of November, 2011.

The

City of Hamilton



R. Bratina
Mayor



R. Caterini
Clerk