CITY OF HAMILTON

BY-LAW NO. 11-288

To Adopt:

Official Plan Amendment No. 44 to the former Regional Municipality of Hamilton-Wentworth;

Respecting:

522 Highway No. 6; 5, 6, 11 and 28 Clappison Avenue; 4, 10, 24, 30, 36 and 50 Horseshoe Crescent; and 95 Dundas Street East (Flamborough)

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

1. Amendment No. 44 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.

PASSED this 30th day of November, 2011.

R. Bratina
Mayor

R. Caterini
City Clerk
Amendment No. 44

to the

Official Plan of the Former Regional Municipality of Hamilton-Wentworth

The following text, together with Schedule “A” - Map No. 1, attached hereto, constitutes Official Plan Amendment No. 44 to the Official Plan of the former Regional Municipality of Hamilton-Wentworth.

Purpose:

The purpose of this Amendment is to amend the Business Park policies of Section C.3.1.3.1 of the former Hamilton-Wentworth Official Plan to recognize the existing commercial development known as the Flamborough Power Centre and add a grocery store as a permitted use.

Location:

The lands affected by this Amendment are located at 522 Highway No. 6; 5, 6, 11 and 28 Clappison Avenue; 4, 10, 24, 30, 36 and 50 Horseshoe Crescent; and 95 Dundas Street East, in Flamborough.

Basis:

The basis for permitting the proposal is as follows:

- The proposal is consistent with the Provincial Policy Statement and conforms to the Town of Flamborough Official Plan.
- The property is currently a developed commercial area which has the potential to accommodate additional retail growth to facilitate the growing needs of the surrounding community.
Actual Changes:

Text Changes:

1. Section C.3.1.3.1 be amended by adding an additional policy as follows:

"Notwithstanding Section C.3.1.3.1, designate Business Parks, namely Special Policy Area 7, shown on Map No. 1, shall permit the following:

a) A full range of manufacturing, construction, wholesale establishments, truck terminals, research and development uses and office development associated with these uses;

b) Service type uses, including hotels, banquet centres and recreational facilities, and land extensive warehouse retail - wholesale uses required site and building specifications similar to industrial uses (excluding operations such as department stores, grocery stores, and automobile dealerships);

c) Notwithstanding Section 3.1.3.1 b), department stores may be permitted in the area shown on Map No. 1 as Special Policy Area No. 7 (SPA 7) (OPA 21); and,

d) Notwithstanding Section 3.1.3.1 b), grocery stores may be permitted in the area shown on Map No. 1 as Special Policy Area No. 7 (SPA 7)."

Implementation:

A Zoning By-law Amendment will give effect to this Amendment.

This is Schedule "1" to By-law No. 11-288, passed on the 30th day of November, 2011.

The City of Hamilton

R. Bratina
Mayor

R. Caterini
City Clerk