

Authority: Item 12, Planning Committee
Report 14-014 (PED14200)
CM: September 24, 2014

Bill No. 291

CITY OF HAMILTON

BY-LAW NO. 14-291

To Adopt:

Official Plan Amendment No. 34 to the Urban Hamilton Official Plan

Respecting:

Block 114 of Registered Plan 62M-1181, Glanbrook


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

1. Amendment No. 34 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 24th day of September, 2014.



R. Bratina
Mayor



R. Caterini
City Clerk

Urban Hamilton Official Plan Amendment No. 34

The following text constitutes Official Plan Amendment No. 34 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to add site specific policies to limit the floor area of commercial space on the subject lands and to identify the subject lands as "Site Specific Policy Area D".

2.0 Location:

The land affected by this Amendment is known as Block 114 of Registered Plan 62M-1181, Summit Park Phase 7.

3.0 Basis:

The basis for permitting this Amendment is as follows:

- Glanbrook Official Plan Amendment No. 67 was approved by By-law 08-261 in 2008 but was not included in Volume 2, Rymal Road Secondary Plan of the Urban Hamilton Official Plan.
- The increase in maximum permitted gross leasable floor area 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.
- The proposed amendment is consistent with the Provincial Policy Statement (2014) and conforms to the Growth Plan for the Greater Golden Horseshoe.

4.0 Actual Changes:

4.1 Text Changes

Urban Hamilton Official Plan Volume 2, Chapter B.5.0 Glanbrook Secondary Plans, Section B.5.2.14 Site Specific Policies is amended by adding the following subsection:

"Site Specific Policy – Area D

5.2.14.4 Notwithstanding Policy 5.2.3.4 c) of Volume 2, Chapter B.5.0, the lands designated Local Commercial at the southeast corner of Rymal Road East and Fletcher Road, and identified on Map B.5.2-1, Rymal Road Secondary Plan – Land Use Plan as Site Specific Policy Area D, the maximum gross leaseable floor area of any group of Local Commercial uses shall be 2,500 square metres. In addition, the maximum gross leaseable floor area of any individual commercial establishment shall be not more than half of the total gross leaseable floor area provided on the site."

4.2 Mapping Changes

Urban Hamilton Official Plan Volume 2, Chapter B.5.0 Glanbrook Secondary Plans, Map B.5.2-1 – Rymal Road Secondary Plan – Land Use Plan, is amended by labelling the subject land as "Site Specific Policy Area D"

as shown on Appendix "A" attached to this Amendment.

This is Schedule "1" to By-law No. 14-291 passed on the 24th day of September, 2014.

**The
City of Hamilton**




R. Bratina
Mayor



R. Caterini
City Clerk

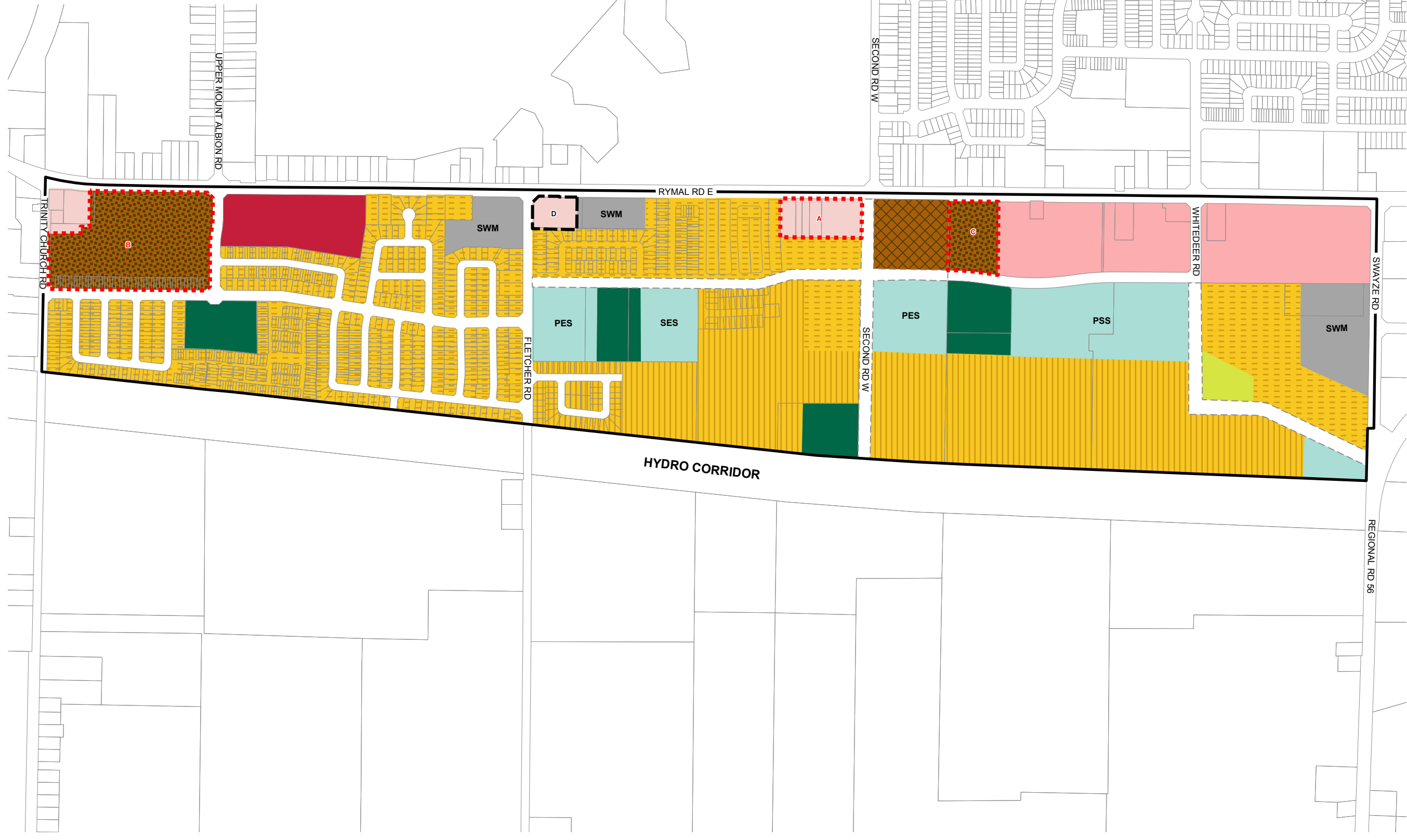
Appendix A
Amendment No. 34
to the Urban Hamilton Official Plan

 Lands to be identified as Site Specific Policy - Area "D"
(Block 114 of Registered Plan 62M-1181)















Date:
September 2014

Revised By:
SC/AL

Reference File No.:
OPA-U-34(G)



Legend

- Residential Designations**
-  Low Density Residential 2g
 -  Low Density Residential 2h
 -  Medium Density Residential 2b
 -  Medium Density Residential 2c
- Commercial and Mixed Use Designations**
-  Local Commercial
 -  Mixed Use - Medium Density
 -  District Commercial
- Parks and Open Space Designations**
-  Parkette
 -  Neighbourhood Park
- Other Designations**
-  Institutional
 - PES** Public Elementary School
 - SES** Separate Elementary School
 - PSS** Public Secondary School
 -  Utility
 - SWM** Storm Water Management
- Other Features**
-  Area or Site Specific Policy
 -  Proposed Roads
 -  Secondary Plan Boundary

Council Adopted: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013

Urban Hamilton Official Plan
Rymal Road
Secondary Plan
Land Use Plan
Map B.5.2-1

