CITY OF HAMILTON

BY-LAW NO. 22-225

To Adopt:

Official Plan Amendment No. 176 to the
Urban Hamilton Official Plan

Respecting:

510 Centennial Parkway North
(Hamilton)

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

1. Amendment No. 176 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 12th day of August, 2022.

__________________________________________  ______________________________________
F. Eisenberger                                 A. Holland
Mayor                                         City Clerk
The following text, attached hereto, constitutes Official Plan Amendment No. 176 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to modify Site Specific Policy – Area D of the Centennial Neighbourhood Secondary Plan to permit a mini storage facility use with a maximum gross floor area of 12,900 square metres.

2.0 Location:

The lands affected by this Amendment are known municipally as 510 Centennial Parkway North, in the former City of Hamilton.

3.0 Basis:

The basis for permitting this Amendment is:

- The Amendment reflects the commercial development trends for the area;
- The proposed land use is compatible with existing and approved development in the immediate area; and,
- The Amendment is consistent with the Provincial Policy Statement, 2020 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2019, as amended.

4.0 Actual Changes:

4.1 Volume 2 – Secondary Plans

Text

4.1.1 Chapter B.6.0 – Hamilton Secondary Plans – Section B.6.7 – Centennial Neighbourhood Secondary Plan
a. That Policy B.6.7.18.4 be amended by adding a new paragraph i), as follows:

"i) For the lands known municipally as 510 Centennial Parkway North, designated District Commercial, shown as Site Specific Policy - Area D - 1 on Map – B.6.7-4 Centennial Neighbourhood Secondary Plan Area and Site Specific Policy Area Map, the following policies shall also apply:

i) That in addition to Policy B.6.7.18.4 b) i) of Volume 2, the use of a warehouse, including a maximum of one mini storage multi-storey facility shall also be permitted;

ii) That notwithstanding Policy B.6.7.18.4 d) i) of Volume 2, the maximum gross floor area for all development shall not exceed 45,058 square metres. The gross floor area for a mini storage facility shall be excluded from the maximum total gross floor area; and,

iii) That notwithstanding Policy E.4.7.3 c) of Volume 1, a single use over 10,000 square metres in gross floor area shall be prohibited, except for one multi-storey warehouse (mini storage facility), which shall not exceed a maximum total gross floor area of 12,900 square metres, shall also be permitted."

Maps

4.2.1 Map

a. That Volume 2: Map B.6.7-4 – Centennial Neighbourhood Secondary Plan – Area and Site Specific Policy Area Map, be amended by adding Site Specific Policy – Area D - 1 identification to the subject lands, as shown on Appendix “A”, attached to this Amendment.
5.0 **Implementation:**

An implementing Zoning By-Law Amendment and Site Plan will give effect to the intended uses on the subject lands.

This Official Plan Amendment is Schedule “1” to By-law No. 22-225 passed on the 12th day of August, 2022.

The City of Hamilton

F. Eisenberger
Mayor

A. Holland
City Clerk