

Schedule “1”

Urban Hamilton Official Plan Amendment No. X

The following text constitutes Official Plan Amendment [redacted] 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 ____”.

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:

Schedule “1”

“Site Specific Policy – Area ____

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 ____, 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 ____”

as shown on Appendix “A” attached to this Amendment.

This is Schedule “1” to By-law No. ____ passed on the day of ____, 2014.

**The
City of Hamilton**

Robert Bratina
MAYOR

Rose Caterini
CITY CLERK