

Authority: Item 16, Planning Committee
Report 14-014 (PED14210)
CM: September 24, 2014

Bill No. 289

CITY OF HAMILTON

BY-LAW NO. 14-289

To Adopt:

Official Plan Amendment No. 32 to the Urban Hamilton Official Plan

Respecting:

1955 Upper James Street, Glanbrook

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

1. Amendment No. 32 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

Amendment No. 32 to the Urban Hamilton Official Plan

The following text constitutes Official Plan Amendment No. 32 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose of this Amendment is to permit a place of worship on the lands.

2.0 Location:

The lands affected by this Amendment are known municipally as 1955 Upper James Street in the former Township of Glanbrook.

3.0 Basis:

The basis for permitting this Amendment is, as follows:

The Amendment:

- is consistent with the Provincial Policy Statement;
- conforms to the Growth Plan for the Greater Golden Horseshoe (Places to Grow); and,
- is in keeping with the general intent of the Urban Hamilton Official Plan.

4.0 Changes:

4.1 Text Changes:

4.1.1 Volume 3: Chapter C, Urban Site Specific Policies, Glanbrook is amended by:

a) Adding a new Site Specific Area UGC-2 to read as follows:

"UGC-2 Lands located at 1955 Upper James Street, former Township of Glanbrook

1.0 In addition to Section E.4.8 – Arterial Commercial Designation of Volume 1, on the lands designated Arterial Commercial, located at 1955 Upper James Street, the following policy shall apply:

a) A place of worship within the buildings existing on September 24, 2014 shall also be permitted. A minor addition of no more than 117 square metres to the existing buildings shall also be permitted.

2.0 Notwithstanding Section C.5.3.5, a place of worship may be permitted on private services on an interim basis, until such time as municipal services are available.

4.2 Mapping Changes:

4.2.1 Volume 3: Map 2 – Area Specific Policies Map is amended by adding UGC-2 in the vicinity of the lands, as shown on Appendix "A", attached.

5.0 Implementation:

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

This is Schedule "1" to By-law No. 14-289 passed on the 24th day of September, 2014.

The City of Hamilton

R. Bratina
Mayor

R. Caterini
City Clerk

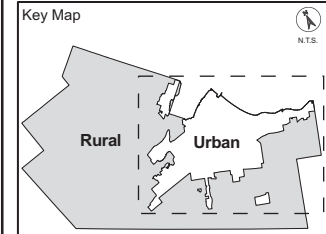
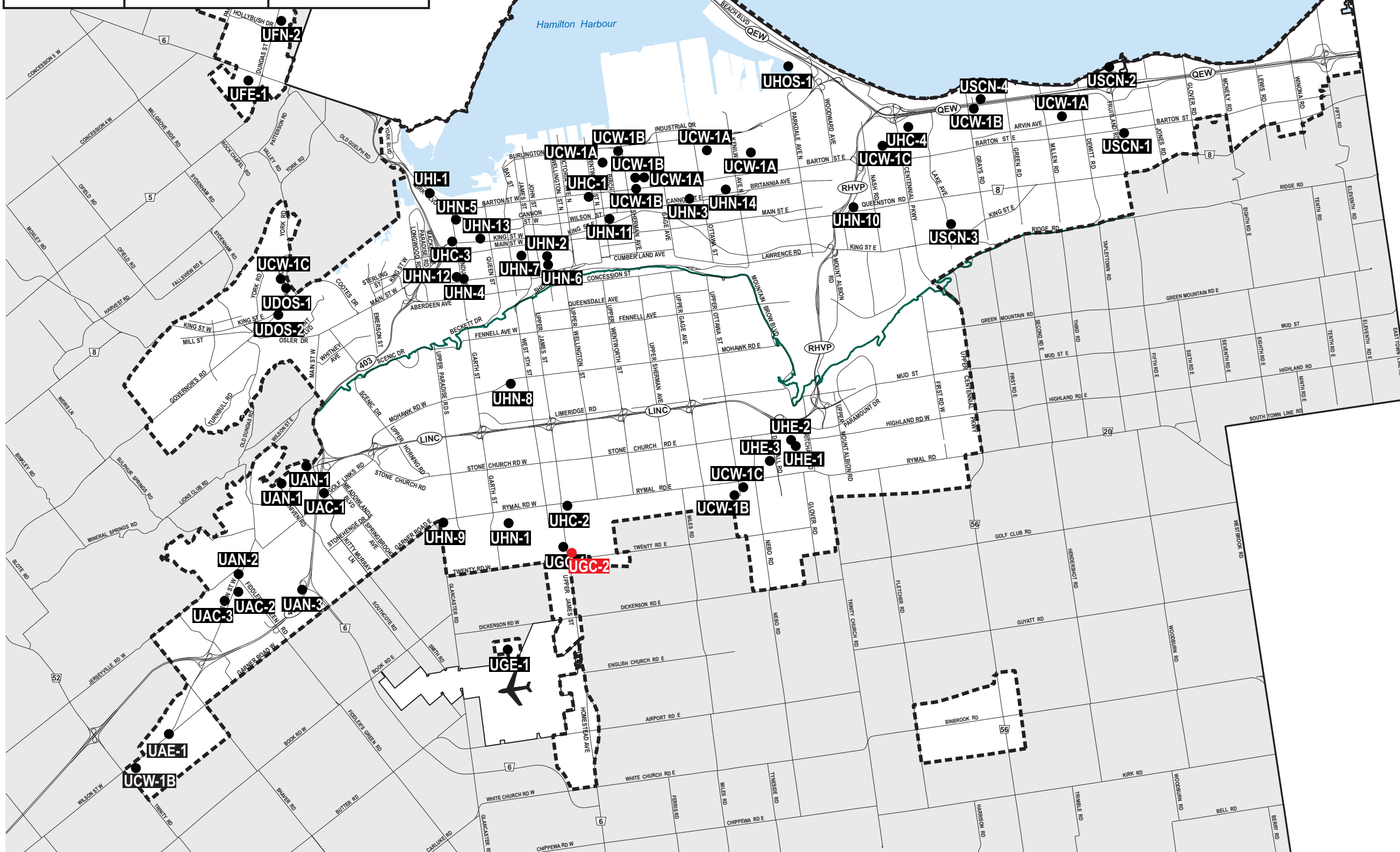
Appendix A
Amendment No. 32
to the Urban Hamilton Official Plan

● Lands to be identified as Urban Site Specific Area UGC-2
(1955 Upper James Street)

Date:
September 18, 2014

Revised By:
DM/NB

Reference File No.:
OPA-U-32(H)



Note: For Rural Site Specific Areas, refer to Volume 3: Appendix A of the Rural Hamilton Official Plan.

APPEAL

The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park, the Mount Hope area, and the Airport Business Park, and following Twenty Road and Garner Road to Fiddlers Green Road in the west remains under appeal – see illustration on Schedules E and E-1, Volume 1

Legend

- Site Specific Areas (SSA)
- U- Refers to Urban Site Specific Area #, Volume 3, Chapter B
- Other Features**
- Rural Area
- ✈ John C. Munro Hamilton International Airport
- Niagara Escarpment
- - - Urban Boundary
- Municipal Boundary

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

Urban Hamilton Official Plan
Volume 3: Map 2
Urban Site Specific Key Map

Not To Scale
Date: Sept. 12, 2013
PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT
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