

Authority: Item 9, Planning Committee
Report: 15-019 (PED15028(a))
CM: December 9, 2015

Bill No. 282

CITY OF HAMILTON

BY-LAW NO. 15-

**To Adopt Official Plan Amendment No. 11 to the Rural Hamilton Official Plan
Respecting 917 Centre Road (Flamborough) and 432 Highland Road East
(Stoney Creek)**

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

1. Amendment No. 11 to the Rural Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 9th day of December, 2015.

F. Eisenberger
Mayor

J. Pilon
Acting City Clerk

Rural Hamilton Official Plan Amendment No. 11

The following text, together with Appendix "A" – (Volume 2: Map 6 – Flamborough Centre Rural Settlement Area Map) attached hereto, constitutes Official Plan Amendment No. 11 to the Rural Hamilton Official Plan.

1.0 Purpose:

The purpose of this Amendment is to:

- 1) identify a new site specific area in Flamborough Centre on the lands known as 917 Centre Road in Flamborough; and,
- 2) amend an existing site specific area on the lands known as 432 Highland Road East in Stoney Creek.

The effect of this Amendment is to permit a warehouse (self-storage facility) on 917 Centre Road in Flamborough and to allow for the expansion of an existing agricultural processing facility on 432 Highland Road East in Stoney Creek.

2.0 Location:

The lands subject to this amendment are located:

- 1) on the west side of Centre Road, south of the 6th Concession Road East, municipally known as 917 Centre Road, in the former Township of Flamborough; and,
- 2) on the south side of Highland Road East, west of Tapleystown Road, municipally known as at 432 Highland Road East, in the former City of Stoney Creek, both now in the City of Hamilton.

3.0 Basis:

The basis for permitting this Amendment is to recognize an existing use as well as the expansion of an existing use as per Council direction.

4.0 Changes:

Text

4.1 Volume 2, Chapter A – Rural Settlement Area Plans

4.1.1 That Volume 2, Chapter A, Section 3.3 Flamborough Centre Rural Settlement Area Plan, be amended to include the following policy:

“3.3.4 Site Specific Areas

3.3.4.1 In addition to the uses permitted in the Settlement Residential designation, for the lands known municipally as 917 Centre Road and identified as Site Specific Area 1 on Map 6, a warehouse (self-storage facility) shall also be permitted.”

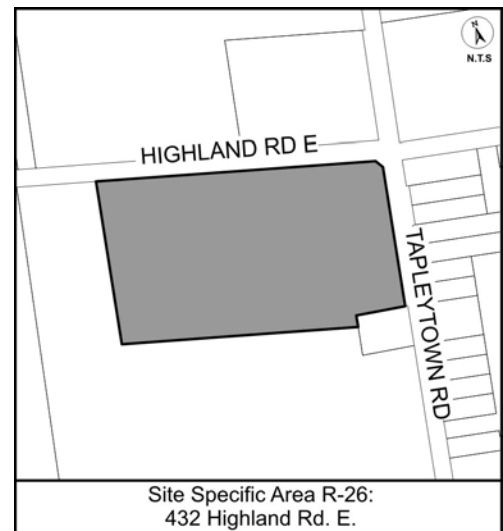
4.2 Volume 3, Chapter B – Rural Site Specific Areas

4.2.2 That Volume 3, Chapter B – Rural Site Specific Areas be amended by deleting Site Specific Policy R-26 and associated map for the lands located at 432 Highland Road East and replacing it with the following:

“R-26 Lands known as 432 Highland Road East, former City of Stoney Creek

1.0 In addition to the uses permitted in Section D.2.0, Agriculture Designation of this Plan and in accordance with the Zoning By-law, for the lands designated Agriculture, municipally known as 432 Highland Road East, and identified as Site Specific Area R-26, consisting of approximately 6.19 hectares (15.29 acres), the following uses may be permitted:

- a) an abattoir and meat packaging operation with an accessory retail outlet use.
- b) accessory uses to the principal use.”



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Schedules and Appendices

4.3 Volume 2: Map 6 – Flamborough Centre Rural Settlement Area Plan

4.3.1 That Volume 2: Map 6 – Flamborough Centre Rural Settlement Area Plan be amended by identifying 917 Centre Road as Site Specific Area 1, as shown on Appendix “A”, attached to this Amendment.

5.0 Implementation:

An implementing Zoning By-law Amendment will give effect to the intended uses on the subject lands.

This is Schedule “1” to By-law No. 15-282 passed on the 9th day of December, 2015.

**The
City of Hamilton**

F. Eisenberger
MAYOR

J. Pilon
ACTING CITY CLERK

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