

Authority: Item 4, Planning Committee
Report 16-013 (PED16127)
CM: July 8, 2018

Bill No. 199

CITY OF HAMILTON

BY-LAW NO. 16-

To Adopt:

**Official Plan Amendment No. 59 to the
Urban Hamilton Official Plan**

Respecting:

**Lands located on the east side of Homestead Drive and north of
Airport Road West, known municipally as 3017 Homestead Drive,
Glanbrook**

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

1. Amendment No. 59 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 8th day of July, 2016.

L. Ferguson
Acting Mayor

R. Caterini
City Clerk

Urban Hamilton Official Plan Amendment No. 59

The following text constitutes Official Plan Amendment 59 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to amend the Mount Hope Secondary Plan to add a Site Specific Policy to permit a Garden Centre as a primary use and to permit the existing single detached dwelling on the subject lands designated District Commercial.

2.0 Location:

The lands affected by this Amendment are known municipally as 3017 Homestead Drive, in the former Township of Glanbrook.

3.0 Basis:

The basis for permitting this Amendment is as follows:

- The proposed amendment is in keeping with the policies of the Urban Hamilton Official Plan and Mount Hope Secondary Plan by providing a commercial use which is compatible with the District Commercial designation accommodating the needs of the surrounding residents.
- The proposed development is considered to be consistent with, and complementary to, the planned and existing development in the immediate area.
- The proposed amendment is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe.

4.0 **Actual Changes:**

4.1 **Text Changes – Chapter B.5.0 – Glanbrook Secondary Plans:**

B.5.1.1 That Section B.5.4 – Mount Hope Secondary Plan be amended by adding the following Site Specific Policy Area as follows:

"Site Specific Policy – Area C"

B.5.4.11.3

Notwithstanding Policies E.4.7.2 c) and E.4.7.3 b) of Volume 1, for the lands located at 3017 Homestead Drive, designated District Commercial on Map B.5.4-1, Mount Hope Secondary Plan – Land Use Plan in Volume 2 identified as Site Specific Policy Area C, the following additional uses shall also be permitted:

- i) a Garden Centre as a primary use; and,
- ii) the existing single detached dwelling.

5.1 **Mapping Changes**

Volume 2 – Secondary Plans

5.4.1 That Map B.5.4-1 – Mount Hope Secondary Plan Land Use Map be amended by:

- i) identifying the subject lands as a "District Commercial - Site Specific Policy – Area C";

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

6.0 Implementation:

An implementing Site Plan will give effect to the intended uses on the subject lands.

This Schedule is Schedule "1" to By-law No. 16-199 passed on the 8th day of July, 2016.

**The
City of Hamilton**

L. Ferguson
ACTING MAYOR

R. Caterini
CITY CLERK

