

Schedule “1”

**Draft Urban Hamilton Official Plan
Amendment No. __**

The following text constitutes Official Plan Amendment __ 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.

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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 X, 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 X”;

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. _____ passed on the day of _____, 2016.

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**The
City of Hamilton**

Fred Eisenberger
MAYOR

Rose Caterini
CITY CLERK

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