

**Authority:** Item 8, Planning Committee  
Report: 17-001 (PED17002)  
CM: January 25, 2017

**Bill No. 023**

**CITY OF HAMILTON**

**BY-LAW NO. 17-**

**To Adopt:**

**Official Plan Amendment No. 70 to the  
Urban Hamilton Official Plan**

Respecting:

**50 Covington Street, Hamilton**

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

1. Amendment No. 70 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

**PASSED** this 8<sup>th</sup> day of February, 2017

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F. Eisenberger  
Mayor

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R. Caterini  
City Clerk

## Urban Hamilton Official Plan Amendment No. 70

The following text constitutes Official Plan Amendment No. 70 to the Urban Hamilton Official Plan.

### 1.0 Purpose and Effect:

The purpose and effect of this Amendment is to permit a Motor Vehicle Repair Garage to be located on lands designated Employment Areas – Business Park.

### 2.0 Location:

The lands affected by this Amendment are known municipally as 50 Covington Street.

### 3.0 Basis:

The basis for permitting this Amendment is as follows:

- The proposed Amendment is consistent with the Provincial Policy Statement (2014) and conforms to the Growth Plan for the Greater Golden Horseshoe (Places to Grow).
- The proposed Amendment complies with key policies of the Urban Hamilton Official Plan, including the planned function of the Employment Areas – Business Park designation.

### 4.0 Changes:

#### 4.1 Mapping Changes:

- 4.1.1 Map 2 – Urban Site Specific Key Map is amended by adding the UHE – 6 label to the subject lands, as shown on the attached Appendix A.

#### 4.2 Text Changes:

- 4.1.1 Volume 3, Chapter C is amended by introducing the following Site Specific Policy:

**UHE – 6      Lands located at 50 Covington Street**

- 1.0**      In addition to the uses permitted in Policy E.5.4.3 Employment Area – Business Park designation of Volume 1, on lands designated Employment Area – Business Park located at 50 Covington Street, a Motor Vehicle Repair Garage shall also be permitted.

**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. 17-023 passed on the 8<sup>th</sup> day of February, 2017.

**The  
City of Hamilton**


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F. Eisenberger  
MAYOR

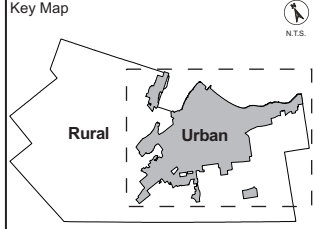
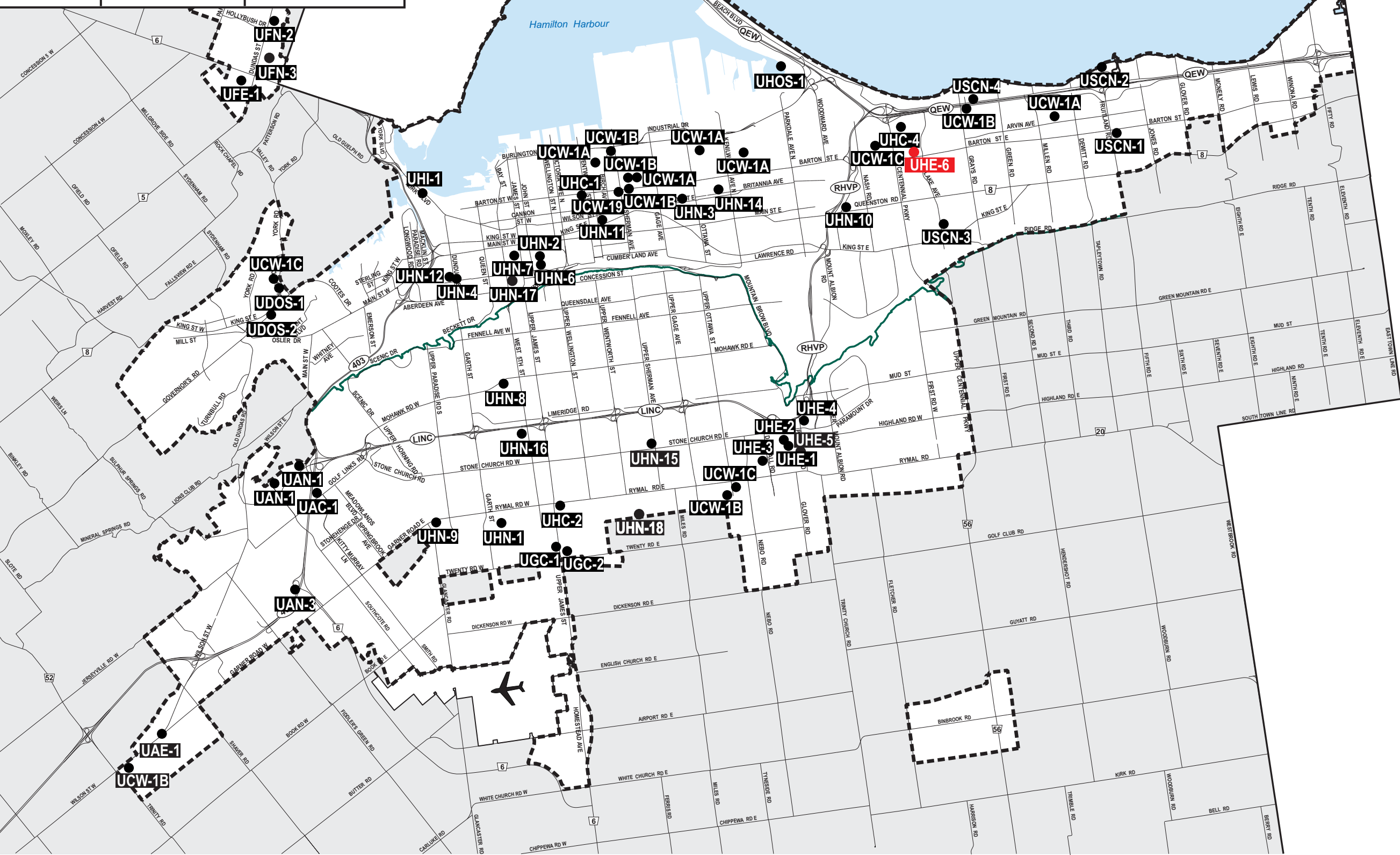
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R. Caterini  
CLERK

Appendix A  
APPROVED Amendment No. 70  
to the Urban Hamilton Official Plan

 Lands to be identified as Site Specific Area  
UHE-6  
(50 Covington Street, Hamilton)

Date: January 2017  
Revised By: GT/NB  
Reference File No.: UHOPA-16-029



**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 to Upper James Street 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**