

Schedule 1

**DRAFT Urban Hamilton Official Plan
Amendment No. X**

The following text, together with Appendix “A” – Western Development Area Secondary Plan Land Use Plan – Volume 2, Map B.7.1-1 attached hereto, constitutes Official Plan Amendment XX to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to change the land use designation for the lands located at 417 Highway No. 8, and portions 176 Millen Road and 175 Margaret Avenue from “Low Density Residential 2b” to “Local Commercial”; and add a Site Specific Policy Area to lands located at 417, 419, 421, and 423 Highway No. 8, and portions of 176 Millen Road and 175 Margaret Avenue within the Western Development Area Secondary Plan to remove the restriction on gross floor area for a single local commercial use and to permit a three (3) storey commercial/office building with a maximum gross floor area of 1,800 square metres for any grouping of local commercial uses.

2.0 Location:

The lands affected by this Amendment are located at 417, 419, 421, & 423 Highway No. 8, 176 Millen Road and 175 Margaret Avenue, in the former City of Stoney Creek.

3.0 Basis:

The basis for permitting this Amendment is as follows:

- The Amendment is in general conformity with the Urban Hamilton Official Plan, including general policies pertaining to promoting compact, mixed use urban communities.
- The proposed development meets the requirements of the “Local Commercial” designation, save and except for the maximum gross floor area for an individual business, and the maximum gross floor area of any grouping of local commercial uses.
- The proposed development makes efficient use of the urban land and existing infrastructure and services and, is suitably located adjacent to a minor arterial road (Highway No. 8) with access to public transit.

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- The proposed development is compatible with the surrounding development, will contribute to the community, and will serve both existing and future residents.
- The proposed amendment is consistent with the Provincial Policy Statement 2014 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2017.

4.0 Actual Changes:

4.1 Text Changes:

Volume 2 – Stoney Creek Secondary Plans

4.1.1 Chapter B – Chapter B.7.1 Western Development Area Secondary Plan

- a. That Volume 2: Chapter B – Chapter B.7.1 Western Development Area Secondary Plan be amended by adding a new Site Specific Policy, as follows:

“Site Specific Policy – Area X

7.1.5.X Notwithstanding Policy E.3.8.8 of Volume 1 and Policy B.7.1.2.2 of Volume 2, for lands located at 417, 419, 421, & 423 Highway No. 8, and portions of 176 Millen Road and 175 Margaret Avenue, designated “Local Commercial”, and identified as Site Specific Policy - Area “X” on Map B.7.1-1 – Western Development Area Secondary Plan – Land Use Plan, the maximum gross floor area for an individual business shall not apply, and the maximum gross floor area for any grouping of local commercial uses shall be 1,800 square metres.

Schedules and Appendices

4.1.2 Appendices

- a. That Volume 2, Map B.7.1-1 – Western Development Area Secondary Plan – Land Use Plan be amended by:
 - i. Re-designating a portion of the subject lands from “Low Density Residential 2b” to “Local Commercial”; and

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- ii. Adding Site Specific Policy – Area “X” to the subject lands,
as shown on Appendix “A”, attached to this Amendment.

5.0 Implementation:

An implementing Zoning By-Law Amendment and Site Plan will give effect to the intended uses on the subject lands.

This Official Plan Amendment is Schedule “1” to By-law No. _____ passed on the day of month, 2018.

**The
City of Hamilton**

Fred Eisenberger
MAYOR

Rose Caterini
CITY CLERK

