

DRAFT Urban Hamilton Official Plan Amendment No. X

The following text, together with:

Appendix “A”	Volume 1, Schedule E – Urban Land Use Designations
Appendix “B”	Volume 2, Map B.8-1 – Airport Employment Growth District Secondary Plan – Land Use Plan

attached hereto, constitutes Official Plan Amendment No. X to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to redesignate a portion of the lands to “Airport Employment Growth District” from “Institutional” and to establish a Site Specific Policy Area to permit a funeral home in conjunction with employment related uses.

2.0 Location:

The lands affected by this Amendment are known municipally as 70 Garner Road East, in the former Town of Ancaster.

3.0 Basis:

The basis for permitting this Amendment is:

- The proposed Amendment is in keeping with the policies of the Airport Employment Growth District by providing a development complementary to the surrounding agricultural and residential uses.
- The proposed Amendment is in keeping with the policies of the Urban Hamilton Official Plan by providing a range of Employment uses within the community.
- The proposed development will complement the surrounding residential, institutional, and agricultural uses.
- 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 Volume 1 – Parent Plan

Schedules and Appendices

4.1.1 Schedule

- a. That Volume 1, Schedule E-1 – Urban Land Use Designations be amended by redesignating the subject lands from “Institutional” to “Airport Employment Growth District”, as shown on Appendix “A”, attached to this Amendment.

4.2 Volume 2 – Secondary Plans

4.2.1 Chapter B.8 – Airport Employment Growth District Secondary Plan

- a. That Volume 2, Chapter B.8 – Airport Employment Growth District Secondary Plan, Section 8.17 – Site Specific Policies be amended by adding a new Site Specific Policy, as follows:

“Site Specific Policy – Area X

B.8.17.X The following policies apply to the easterly portion of the lands located at 70 Garner Road East, designated Airport Prestige Business and identified as Site Specific Policy – Area X on Map B.8-1 – Airport Employment Growth District Secondary Plan – Land Use Plan:

- a) In addition to Policy E.5.5.1 a) of Volume 1 and Policy B.8.4.5.1 a) of Volume 2, a funeral home shall also be permitted.
- b) In addition to Policy E.5.5.1 f) of Volume 1 and Policy B.8.4.5.1 d) of Volume 2, the permitted funeral home shall include the following uses:
- (i) Repair service;
 - (ii) training facility;
 - (iii) Catering and food service; and,
 - (iv) Office.”

Maps

4.2.2 Map

a. That Volume 2, Map B.8-1 – Airport Employment Growth District Secondary Plan – Land Use Map be amended by:

- i) redesignating lands from "Institutional" to "Airport Prestige Business"; and,
- ii) changing the identification of lands from "Site Specific Policy – Area B" to Site Specific Policy – Area "X",

as shown on Appendix "B", 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 ___th day of ___, 201X.

**The
City of Hamilton**

Fred Eisenberger
MAYOR

Janet Pilon
ACTING CITY CLERK



