

Authority: Item 13, Planning Committee
Report: 18-011 (PED18118)
CM: July 13, 2018
Ward: 14

Bill No. 204

CITY OF HAMILTON

BY-LAW NO. 18-

To Adopt:

**Official Plan Amendment No. 17 to the
Rural Hamilton Official Plan**

Respecting:

**1915, 1995 and 1997 Jerseyville Road West
(Ancaster)**

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

1. Amendment No. 17 to the Rural Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 13th day of July 2018.

F. Eisenberger
Mayor

J. Pilon
Acting City Clerk

Rural Hamilton Official Plan Amendment No. 17

The following text, together with Appendix “A” – Volume 3, Appendix A - Site Specific Key Map, attached hereto, constitutes Official Plan Amendment No. 17 to the Rural Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to establish a Rural Site Specific Policy to permit the growing and harvesting of medical marihuana in facilities having a maximum gross floor area for a single greenhouse which shall not exceed 13,000 square metres, a maximum gross floor area shall not exceed 2,000 square metres for each new medical marihuana building, and all buildings and structures shall not exceed 20% lot coverage.

2.0 Location:

The lands affected by this Amendment are known municipally as 1915, 1995 and 1997 Jerseyville Road West within the City of Hamilton (former Town of Ancaster).

3.0 Basis:

The basis for permitting this Amendment is:

- The proposed Amendment is consistent in that it is an agricultural use and that it recognizes innovative on-farm diversification.
- The proposed Amendment is compatible with existing agricultural and commercial uses in the immediate area.
- The proposed Amendment is compatible with planned agricultural use in the immediate area.
- 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 3 – Special Policy and Site Specific Areas

Text

4.1.1 Chapter B – Rural Site Specific Areas

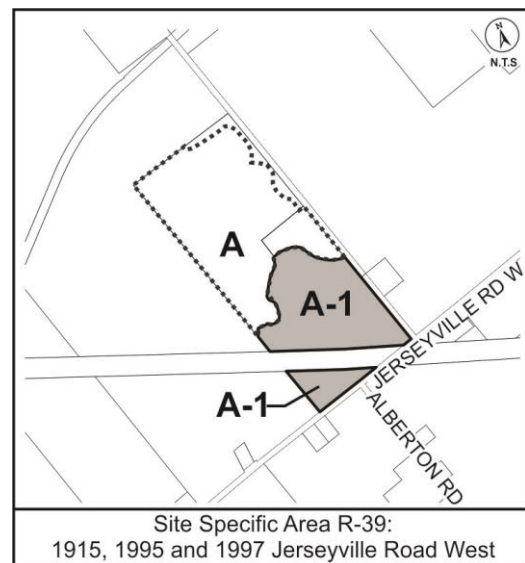
- a. That Volume 3, Chapter B – Rural Site Specific Areas be amended by adding a new Site Specific Policy, as follows:

“R-39 Lands known municipally as 1915, 1995 and 1997 Jerseyville Road West former Town of Ancaster.

- 1.0 For the lands known municipally as 1915, 1995 and 1997 Jerseyville Road West, designated Agriculture and identified as Areas A and A-1 in Site Specific Area R-39, notwithstanding Policy D.2.1.1.4. b) of Volume 1, the following policies shall apply:

- 1.1 For lands in Area A-1:

- a) The gross floor area for any new facility for medical marihuana growing and harvesting shall not exceed 2,000 square metres per building; and,
- b) Notwithstanding 1.1 a), the maximum gross floor area for one greenhouse containing medical marihuana growing and harvesting shall not exceed 13,000 square metres in Area.



- 1.2 For lands in Area A:

- a) The maximum gross floor area for all new buildings and structures devoted to a Medical Marihuana Growing and Harvesting Facility shall not exceed 2,000.0 square metres.

- 1.3 For lands in Area A and Area A-1:

- a) All buildings and structures used for medical marihuana growing and harvesting shall not exceed a combined lot coverage of 20%."

Schedules and Appendices

4.1.2 Appendix

- a. That Volume 3, Appendix A – Site Specific Key Map be amended by identifying the subject lands as Site Specific Policy R-39, as shown on Appendix "A" attached to this Amendment.

5.0 Implementation:

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

This Official Plan Amendment is Schedule "1" to By-law No. 18-203 passed on the 13th of July, 2018.

**The
City of Hamilton**

F. Eisenberger
MAYOR

J. Pilon
ACTING CITY CLERK

Appendix A
APPROVED Amendment No. 17
to the Rural Hamilton Official Plan



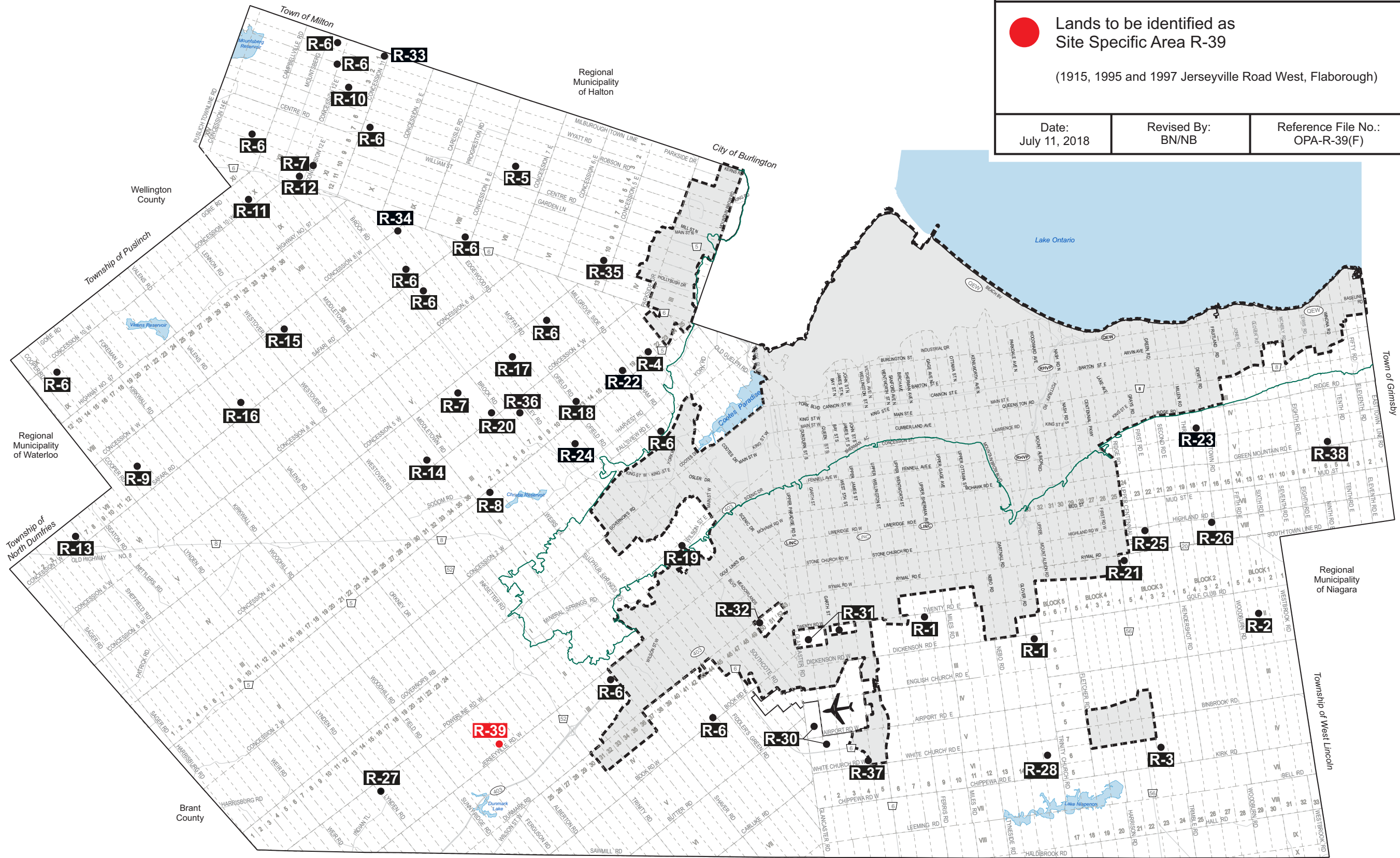
Lands to be identified as
Site Specific Area R-39

(1915, 1995 and 1997 Jerseyville Road West, Flabourough)

Date:
July 11, 2018

Revised By:
BN/NB

Reference File No.:
OPA-R-39(F)



Legend

- Site Specific Areas (SSA)
- R-** Refers to Rural Site Specific Area #, Volume 3, Chapter B

Other Features

- Urban Area
- John C. Munro Hamilton International Airport
- Niagara Escarpment
- Urban Boundary
- Municipal Boundary

Council Adoption: September 27, 2006
Ministerial Approval: December 24, 2008
Effective Date: March 7, 2012

Rural Hamilton Official Plan
Volume 3: Appendix A
Site Specific Key Map



Not To Scale

Date: April 6, 2018



PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT
© Teranet Land Information Services Inc. and its licensors. [2009]
May Not be Reproduced without Permission. THIS IS NOT A PLAN OF SURVEY