

Authority: Item 4, Planning Committee
Report: 19-008 (PED19076)
CM: May 22, 2019
Ward: 13

Bill No. 129

CITY OF HAMILTON

BY-LAW NO. 19-

To Adopt:

**Official Plan Amendment No. 22 to the
Rural Hamilton Official Plan**

Respecting:

**1633 and 1649 Highway No. 6 North
(Flamborough)**

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

1. Amendment No. 22 to the Rural Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 22nd day of May, 2019.

F. Eisenberger
Mayor

J. Pilon
Acting City Clerk

Rural Hamilton Official Plan Amendment No. 22

The following text, together with Appendix “A” – Volume 3: Appendix A – Site Specific Area Key Map attached hereto, constitutes Official Plan Amendment No. 22 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 Area to permit expansions to the existing *Cannabis Growing and Harvesting Facility* and to permit the processing of cannabis into cannabis oil as an *agricultural-related use*.

2.0 Location:

The lands affected by this Amendment are known municipally as 1633 and 1649 Highway No. 6 North, in the former Town of Flamborough.

3.0 Basis:

The basis for permitting this Amendment is:

- The proposed Amendment recognizes innovative on-farm diversification, through the expansion of an existing *agricultural use* and the introduction of an *agricultural-related use*;
- The proposed Amendment is compatible with the existing and planned *agricultural uses* in the immediate area as an adaptive re-use of a former salvage yard; and,
- The proposed Amendment is consistent with the Provincial Policy Statement, 2014, and conforms to the Greenbelt Plan, 2017.

4.0 Actual Changes:

4.1 Volume 3 – Special Policy Areas and Site Specific Areas

Text

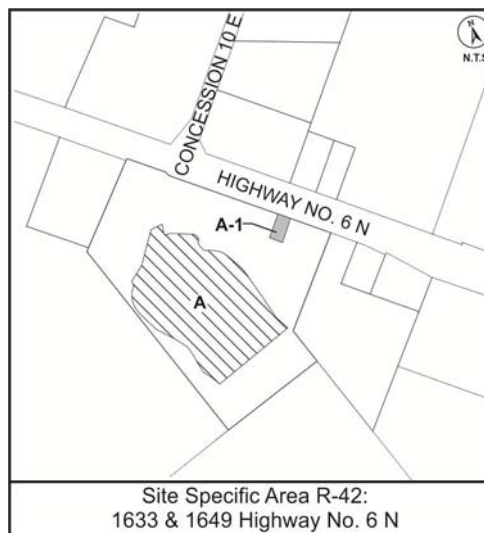
4.1.1 Chapter B – Rural Site Specific Areas

- a. That Volume 3: Chapter B – Rural Site Specific Areas be amended by adding a new Site Specific Area R-42 as follows:

“R-42 Lands known municipally as 1633 and 1649 Highway No. 6 North, former Town of Flamborough

- 1.0 For the lands known municipally as 1633 and 1649 Highway No. 6 North, designated Rural on Schedule “D” – Rural Land Use Designations and identified as Areas A and A-1 in Site Specific Area R-42, a *cannabis growing and harvesting facility* shall be permitted, subject to the following policies:

- a) Notwithstanding Policy D.2.1.1.4.
b) of Volume 1, the maximum gross floor area for a *cannabis growing and harvesting facility* shall not exceed 9,505 square metres.



- 1.1 For the lands known municipally as 1633 Highway No. 6 North, designated Rural on Schedule “D” – Rural Land Use Designations and identified as Area A-1 in Site Specific Area R-42, the following additional policies shall apply:
- a) in addition to the uses permitted in Section D.4 – Rural, an office associated with the *cannabis growing and harvesting facility* located in Area A shall be permitted within the building existing at the date of the passing of this By-law; and,

- b) the Zoning By-law shall identify the range of permitted and prohibited uses for the site."

Schedules and Appendices

4.1.2 Volume 3: Appendix A – Site Specific Key Map

- a. That Volume 3: Appendix A – Site Specific Key Map be amended by identifying the subject lands as Site Specific Area R-42, 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. 19-129 passed on the 22nd of May, 2019.

The City of Hamilton

F. Eisenberger
MAYOR

J. Pilon
Acting CITY CLERK

Appendix A
Amendment No. 22
to the Rural Hamilton Official Plan



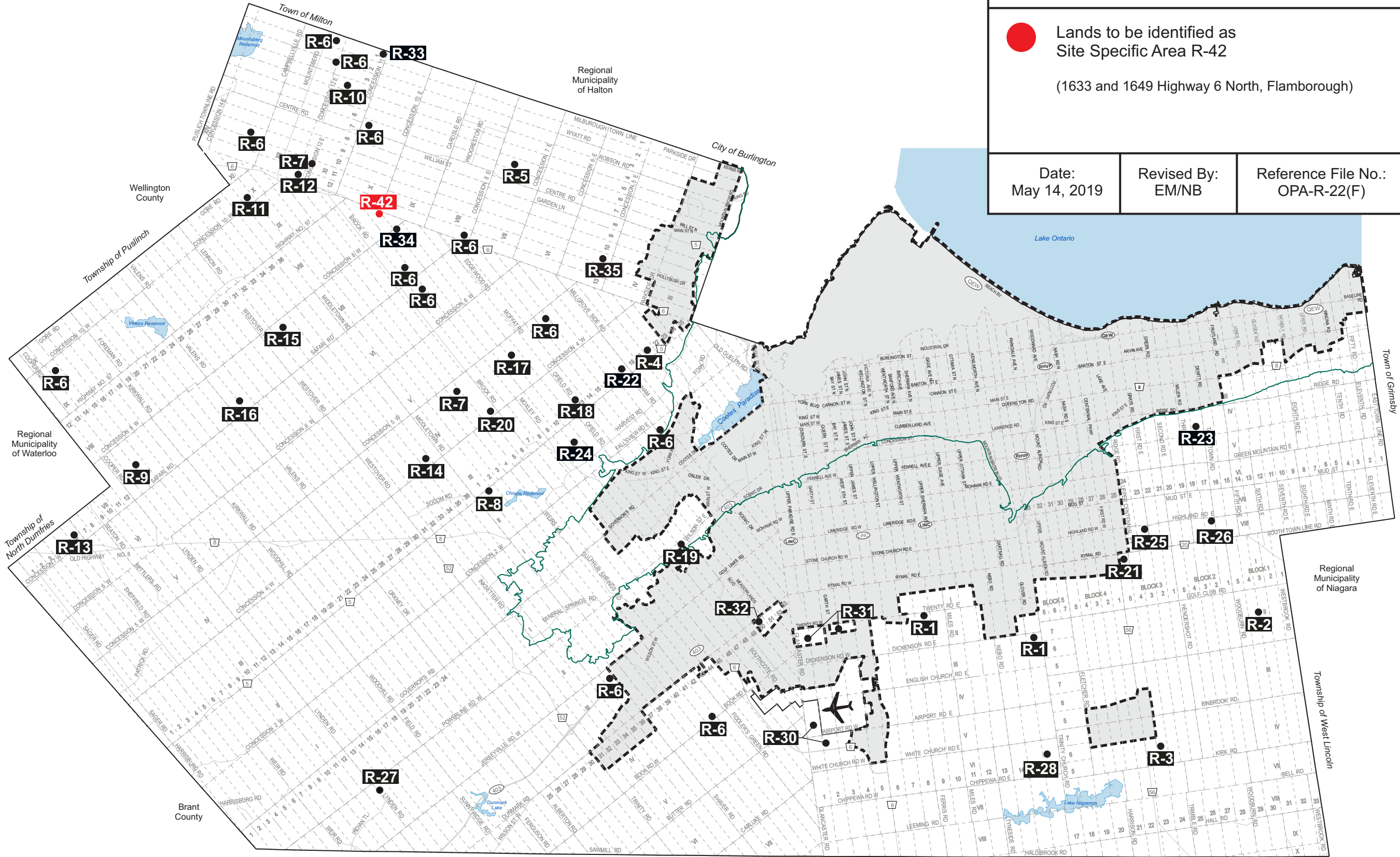
Lands to be identified as
Site Specific Area R-42

(1633 and 1649 Highway 6 North, Flamborough)

Date:
May 14, 2019

Revised By:
EM/NB

Reference File No.:
OPA-R-22(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: Feb. 28, 2017



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OF SURVEY

Haldimand County