

Authority: Item 3, Planning Committee
Report: 22-003 (PED22020)
CM: February 23, 2022
Ward: 12

Bill No. 063

CITY OF HAMILTON

BY-LAW NO. 22-

To Adopt:

**Official Plan Amendment No. 32 to the
Rural Hamilton Official Plan**

Respecting:

**1348 Concession 2 West, 1372 Concession 2 West and 173 Highway 52
(Flamborough)**

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

1. Amendment No. 32 to the Rural Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 30th day of March, 2022.

F. Eisenberger
Mayor

A. Holland
City Clerk

Rural Hamilton Official Plan Amendment No. 32

The following text, together with Appendix “A” – Volume 3: Appendix A – Site Specific Area Key Map, attached hereto, constitutes Official Plan Amendment No. 32 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 in order to permit reduced lot areas for two Agricultural designated lots.

2.0 Location:

The lands affected by this Amendment are known municipally as 173 Highway No. 52 and 1348 and 1372 Concession 2 West, in the former Township of Flamborough.

3.0 Basis:

The basis for permitting this Amendment is:

- The basis for permitting this Amendment is to facilitate the implementation of the conditions of Committee of Adjustment application FL/B-20:86 in order to allow a Lot Line Adjustment that results in two undersized Agriculture lots.
- The proposed amendment is consistent with the Provincial Policy Statement, 2020 and conforms to the Greenbelt Plan, 2017.

4.0 Actual Changes:

4.1 Volume 3 – Special Policy and Site Specific Areas

Text

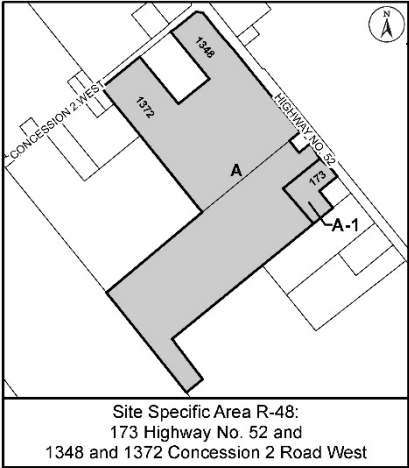
4.1.1 Chapter B – Rural Site Specific Areas

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

Rural Hamilton Official Plan Amendment No. 32	Page 1 of 3	 Hamilton
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“R-48 Lands located at 173 Highway No. 52 and 1348 and 1372 Concession 2 West, former Township of Flamborough

1.0 Notwithstanding Policy F.1.14.2.5 c) of Volume 1, the property known municipally as 1348 and 1372 Concession 2 West, Flamborough, identified as Parcel A on the inset map, designated Agriculture on Schedule D – Rural Land Use Designations, shall not be less than 37.17 hectares.



2.0 Notwithstanding Policy F.1.14.2.5 c) of Volume 1, the property known municipally as 173 Highway No. 52, Flamborough, identified as Parcel A-1 on the inset map, designated Agriculture on Schedule D – Rural Land Use Designations, shall not be less than 1.14 hectares.”

Schedules and Appendices

4.1.2 Appendix

a. That Volume 3: Appendix A – Site Specific Area Key Map be amended by identifying the lands municipally known as 173 Highway No. 52, 1348 Concession 2 West and 1372 Concession 2 West, Flamborough as Site Specific Area R-48, as shown on Appendix “A”, attached to this Amendment.

5.0 Implementation:

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


This Official Plan Amendment is Schedule "1" to By-law No. 22-063 passed on the 30th day of March, 2022.

**The
City of Hamilton**

F. Eisenberger
Mayor

A. Holland
City Clerk

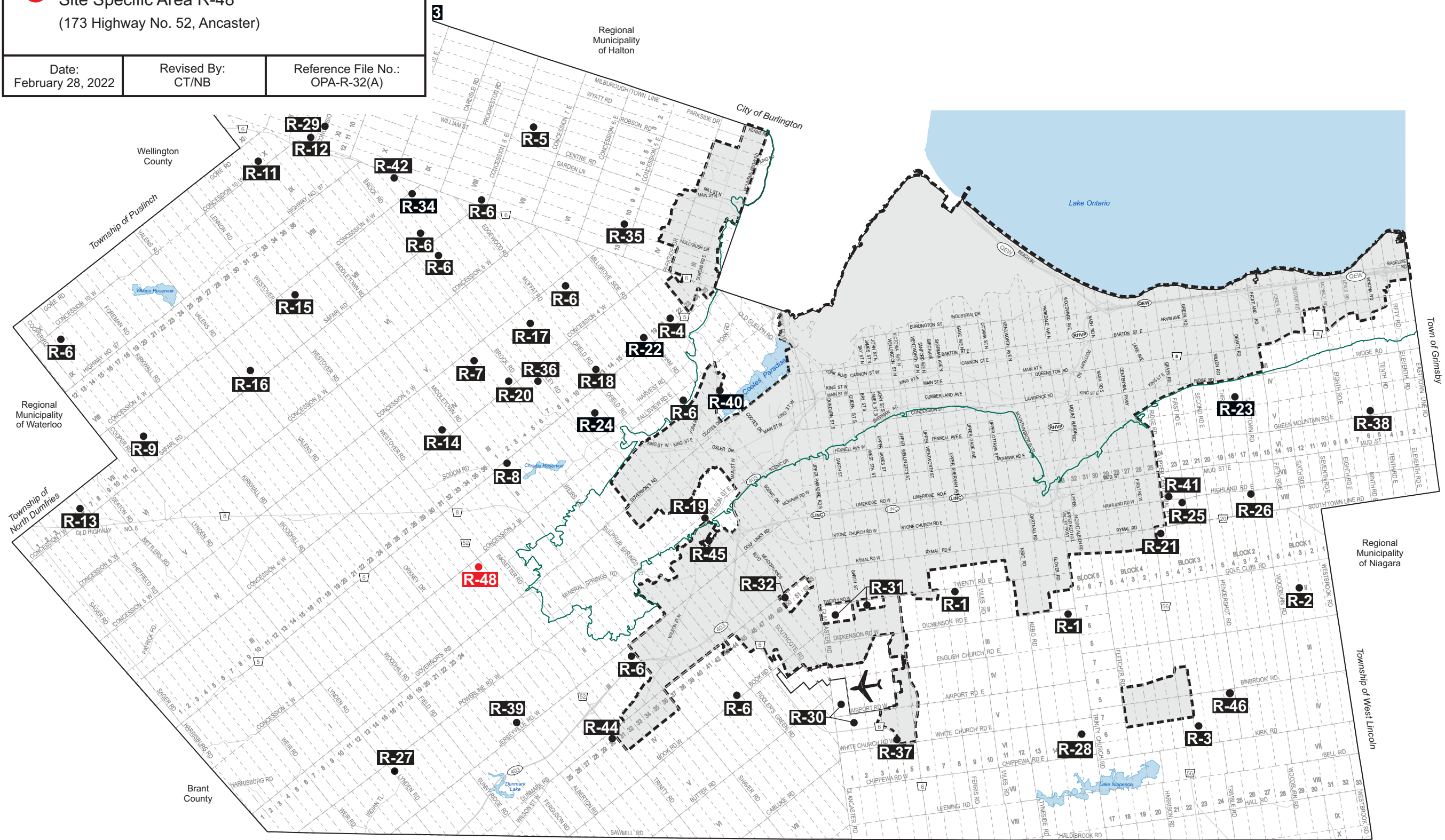
Appendix A
 APPROVED Amendment No. 32
 to the Rural Hamilton Official Plan




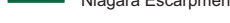


 Lands to be identified as
 Site Specific Area R-48
 (173 Highway No. 52, Ancaster)

Date:
 February 28, 2022

Revised By:
 CT/NB

Reference File No.:
 OPA-R-32(A)



- 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: May 2021



PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

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 OF SURVEY

Haldimand County