

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

The following text, 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 modify Area Specific Policy – Area D of the Centennial Neighbourhood Secondary Plan to permit a mini storage facility use with a maximum gross floor area of 12,900 square metres.

### **2.0 Location:**

The lands affected by this Amendment are known municipally as 510 Centennial Parkway North, in the former City of Hamilton.

### **3.0 Basis:**

The basis for permitting this Amendment is:

- The Amendment reflects the commercial development trends for the area;
- The proposed land use is compatible with existing and approved development in the immediate area; and,
- The Amendment is consistent with the Provincial Policy Statement, 2020 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2019, as amended.

### **4.0 Actual Changes:**

#### **4.1 Volume 2 – Secondary Plans**

##### ***Text***

##### **4.1.1 Chapter B.6.0 – Hamilton Secondary Plans – Section B.6.7 – Centennial Neighbourhood Secondary Plan**

- a. That Policy 6.7.18.4 be amended by adding a new paragraph i), as follows:
- “i) For the lands known municipally as 510 Centennial Parkway North, designated District Commercial, shown as Area Specific Policy - Area D-“X” on Map – B.6.7-4 Centennial Neighbourhood Secondary Plan Area and Site Specific Policy Area Map, the following policies shall also apply:
    - i) That in addition to Policy 6.7.18.4 b) i) of Volume 2, the use of a warehouse, including a maximum of one mini storage multi-storey facility shall also be permitted;
    - ii) That notwithstanding Policy 6.7.18.4 d) i) of Volume 2, the maximum gross floor area for all development shall not exceed 45,058 square metres. The gross floor area for a mini storage facility shall be excluded from the maximum total gross floor area; and,
    - iii) That notwithstanding Policy E.4.7.3 c) of Volume 1, a single use over 10,000 square metres in gross floor area shall be prohibited, except for one multi-storey warehouse (mini storage facility), which shall not exceed a maximum total gross floor area of 12,900 square metres, shall also be permitted.

## **Maps**

### 4.2.1 Map

- a. That Volume 2: Map B.6.7-4 – Centennial Neighbourhood Secondary Plan – Area and Site Specific Policy Area Map, be amended by adding Area Specific Policy – Area D - “X” identification 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 \_\_\_<sup>th</sup> day of \_\_\_, 2022.

**The  
City of Hamilton**

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F. Eisenberger  
MAYOR

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A. Holland  
CITY CLERK

