



WELCOME TO THE CITY OF HAMILTON

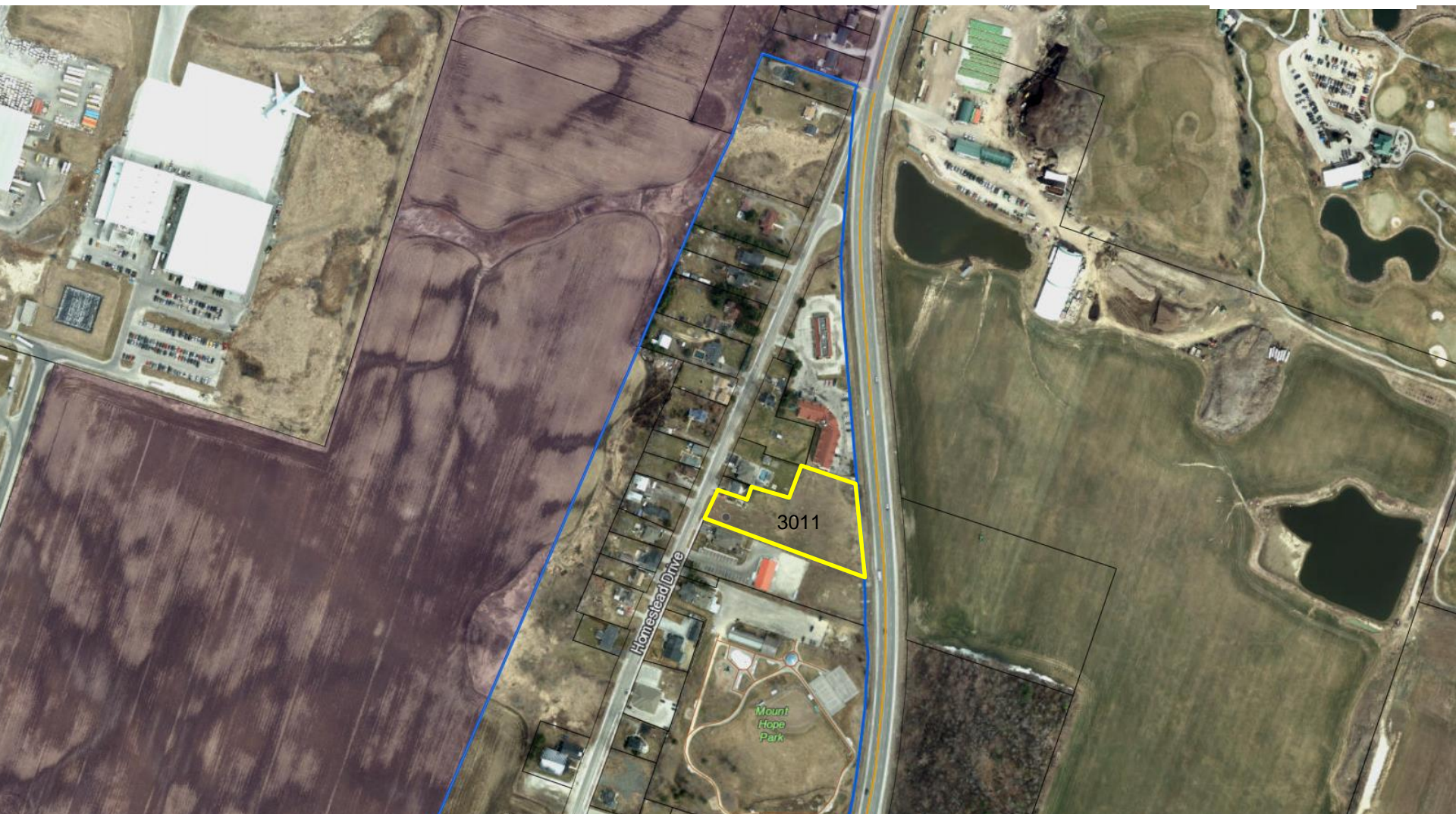
PLANNING COMMITTEE

January 16, 2024

PED24003 – (CI-23-M)

Housekeeping Amendments to the Urban Hamilton Official Plan regarding lands located at 3011 Homestead Drive, Glanbrook.

Presented by: Alana Fulford

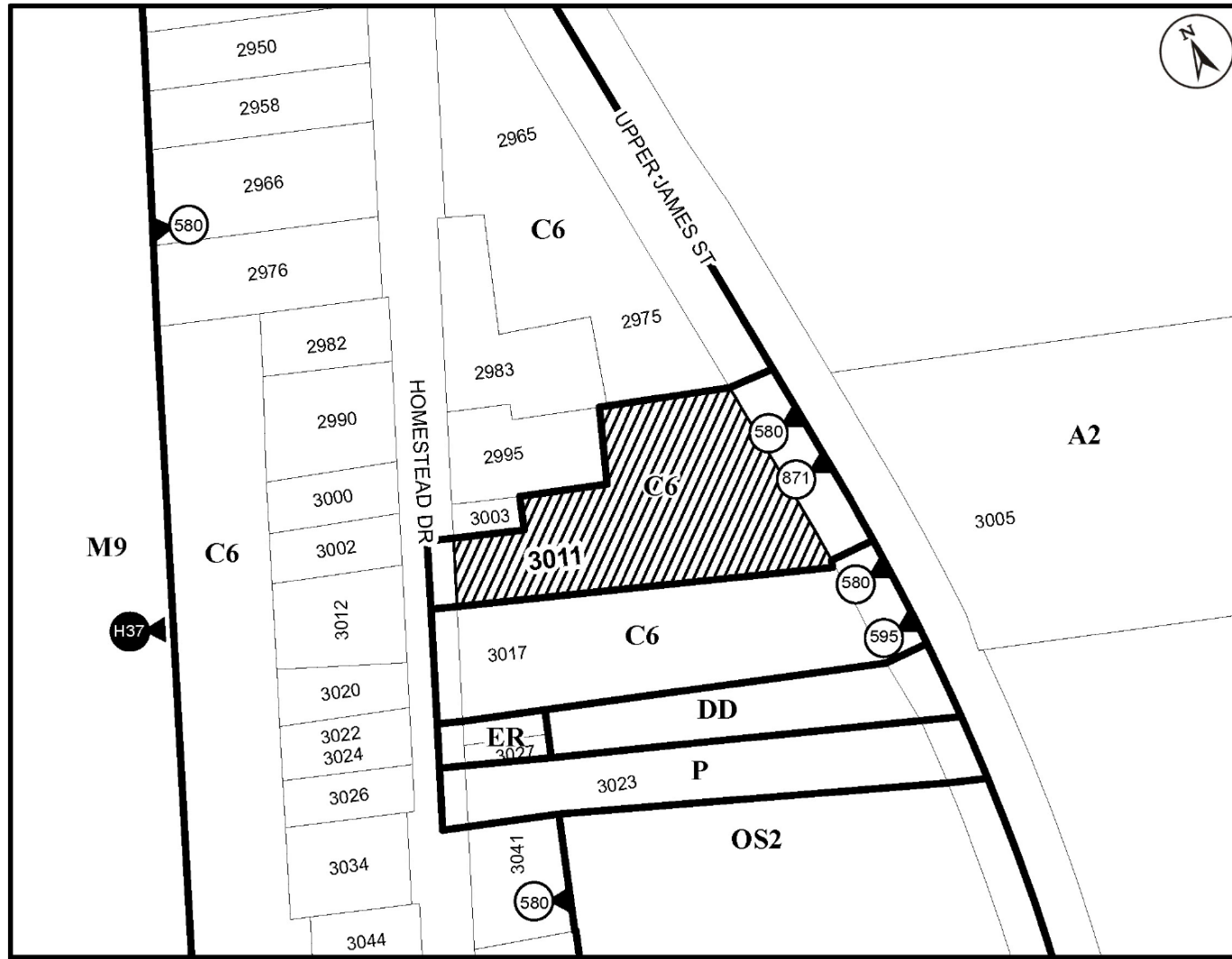


SUBJECT PROPERTY



3011 Homestead Drive, Glanbrook





SUBJECT PROPERTY

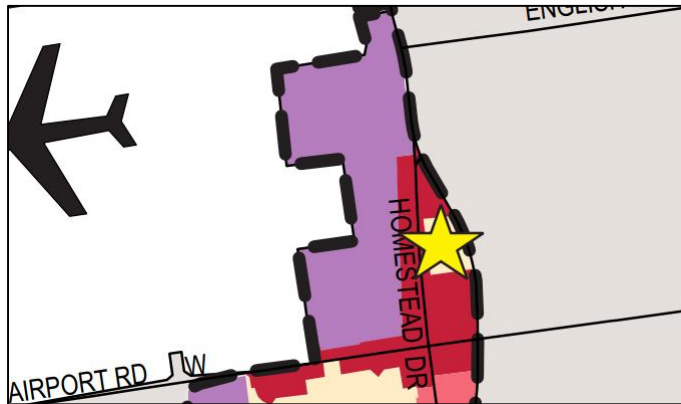


3011 Homestead Drive, Glanbrook

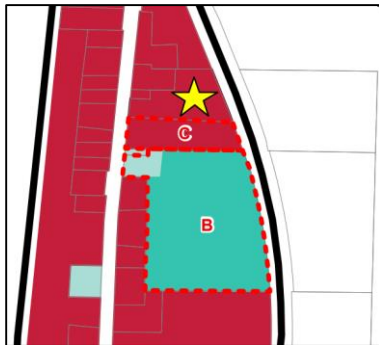




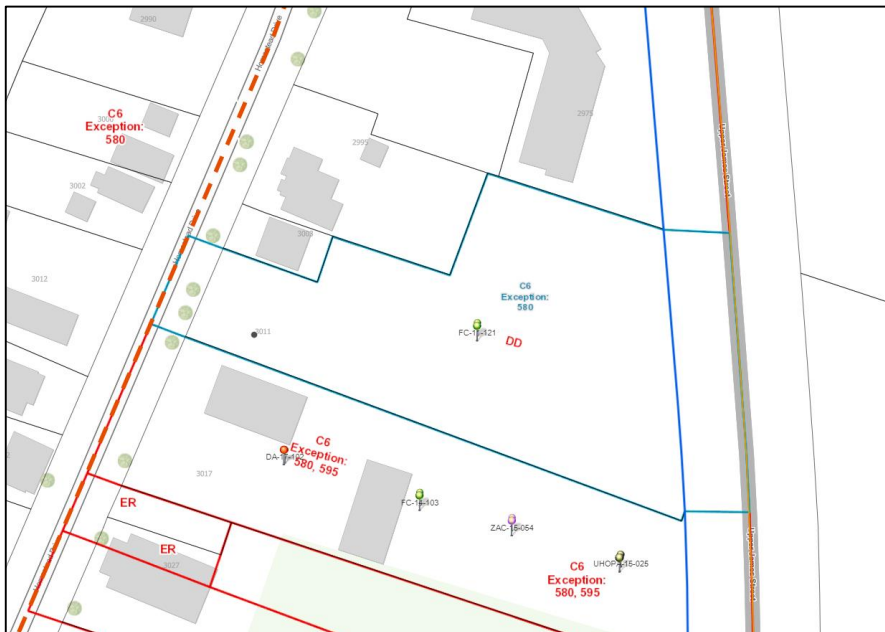
- Designated Neighbourhoods on Schedule E – Urban Structure



- Designated District Commercial on Schedule E-1 – Urban Land use Designations



- Designated District Commercial on Map B.5.4-1 Mount Hope Secondary Plan



- The subject lands were incorporated into the Commercial and Mixed Use Zoning Project as District Commercial (C6, 580) Zone in By-law 17-240.
- The owners appealed By-law No. 17-240 to the Ontario Land Tribunal.
- On December 4, 2023 the Ontario Land Tribunal issued an Interim Order based on the settlement to allow additional commercial and prestige industrial uses in the District Commercial (C6) Zone, subject to the City initiating a Housekeeping Amendment to the Urban Hamilton Official Plan and Mount Hope Secondary Plan to allow the uses.

- The proposed amendment facilitates the Interim Order of the Ontario Land Tribunal by adding the following additional commercial and prestige industrial uses through a Site Specific Policy Area in the District Commercial Designation in the Mount Hope Secondary Plan:
 - Contractor's Establishment;
 - Computer, Electronic and Data Processing Establishment;
 - Planned Business Centre;
 - Production Studio;
 - Research and Development Establishment;
 - Self-Storage Facility.
 - Surveying, Engineering, Planning or Design Business;
 - Trade School; and,
 - Tradesperson's Shop.

- The proposed amendment has merit and can be supported as it:
 - Is consistent with the Provincial Policy Statement (2020);
 - Conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended);
 - Represents good planning as it will allow for uses that are compatible and consistent with the surrounding area, does not have the effect of adding new sensitive land use permissions in proximity to the airport, and does not conflict or interfere with the planned function and development of the surrounding areas.