

DRAFT Urban Hamilton Official Plan Amendment No .

The following text, together with Appendix “A”, Volume 3: Map 2 – Urban Site Specific Key Map attached hereto, constitutes Official Plan Amendment No. “XXX” to the Urban Hamilton Official Plan.

1.0 **Purpose and Effect:**

The purpose and effect of this Amendment is to amend the Urban Hamilton Official Plan to permit the development of ground floor local commercial uses on a local road.

2.0 **Location:**

The lands affected by this Amendment are known municipally as 399 Greenhill Avenue, in the former City of Hamilton.

3.0 **Basis:**

The basis for permitting this Amendment is:

- The proposed development maintains the consistent use of the subject lands for local commercial along Greenhill Avenue, located at the intersection of a Collector Road.
- The proposed development complies with the general intent of the Urban Hamilton Official Plan.
- 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 3 – Special Policy Areas, Area Specific Policies, and Site Specific Policies**

Text

4.1.1 Chapter C – Urban Site Specific Policies

- a. That Volume 3: Chapter C – Urban Site Specific Policies be amended by adding a new Site Specific Policy, as follows:

UHN-X Lands located at 399 Greenhill Avenue, former City of Hamilton

1.0 Notwithstanding policy E.3.8.9 a) of Volume 1, the development of local commercial uses on the subject lands shall be permitted to front and have access to a local road.

2.0 Policy E.3.8.14 b) of Volume 1 shall not apply.

Maps and Appendices

4.1.2 Map 2 – Urban Site Specific Key Map

- a. That Volume 3: Map 2 – Urban Site Specific Key Map be amended by identifying the subject lands as UHN-XX, 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 ___th day of ___, 2024.

**The
City of Hamilton**

A. Horwath
Mayor

J. Pilon
Acting City Clerk

