

**Authority:** Item 6, Planning Committee  
Report 12-004 (PED12029)  
CM: March 20, 2012

**Bill No. 080**

**CITY OF HAMILTON**

**BY-LAW NO. 12-**

To Adopt:

**Official Plan Amendment No. 231 to the former City of Hamilton Official Plan**

Respecting:

**Lands located on the south side of Beach Road between Woodleigh Avenue and Agincourt Avenue, known municipally as 360 Beach Road, Hamilton**

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

1. Amendment No. 231 to the Official Plan of the former City of Hamilton consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

**PASSED** this 11<sup>th</sup> day of April, 2012.

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R. Bratina  
Mayor

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M. Gallagher  
Acting City Clerk

**Amendment**  
**to the**  
**Official Plan of the City of Hamilton**

The following text, together with Schedule "A" - Land Use Concept and Schedule "B" - Special Policy Areas, attached hereto, constitutes Official Plan Amendment No. 231 of the Official Plan of the City of Hamilton.

**Purpose:**

The purpose of this Amendment is to redesignate the subject lands from "Major Institutional" to "Commercial" and Establish Special Policy Area No. 104 in order to permit the existing school to be redeveloped for commercial purposes.

**Location:**

The lands affected by this Amendment, being approximately 0.7ha, are located at 360 Beach Road, at the intersection of Beach Road, Woodleigh Avenue, and Agincourt Avenue, in the City of Hamilton.

**Basis:**

- It is consistent with the Provincial Policy Statement and conforms to the Hamilton-Wentworth Official Plan;
- The proposed development provides for an adaptive reuse of the former elementary school, which is identified as being of architectural and/or historical interest, which would aid in preserving existing built heritage; and,
- The proposal is compatible with the existing commercially zoned properties along Beach Road, and would provide for an appropriate range of commercial uses to predominantly serve the local community with adequate off-street parking.

**Actual Changes:**

**Schedule Changes**

1. Schedule "A" - Land Use Concept - be revised by changing from the "Major Institutional" designation to the "Commercial" designation, as shown on the attached Schedule "A" to this Amendment; and,

2. Schedule "B" - Special Policy Areas - be revised by establishing Special Policy Area No. 104, and denoting reference to Policy No. A.2.9.3.97, as shown on attached Schedule "B" to this Amendment.

Text Changes

3. That a new Policy be added to the City of Hamilton Official Plan as Policy No. A.2.9.3.97:

A.2.9.3.97                      For the lands known municipally as 360 Beach Road, shown on Schedule "B" as Special Policy Area 104, permitted uses shall be located only within the existing building. Also, notwithstanding Policy A.2.2.19, redevelopment shall be permitted notwithstanding that 360 Beach Road is not on an Arterial Road identified on Schedule "F".

**Implementation:**

An implementing Zoning By-law Amendment and Site Plan Application will give effect to the intended use on the subject lands.

This is Schedule "1" to By-law No. 12-080 passed on the 11th day of April, 2012.

**The City of Hamilton**

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R. Bratina  
Mayor

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M. Gallagher  
Acting City Clerk

Schedule A  
Amendment No. 231  
to the Official Plan  
for the  
former City of Hamilton

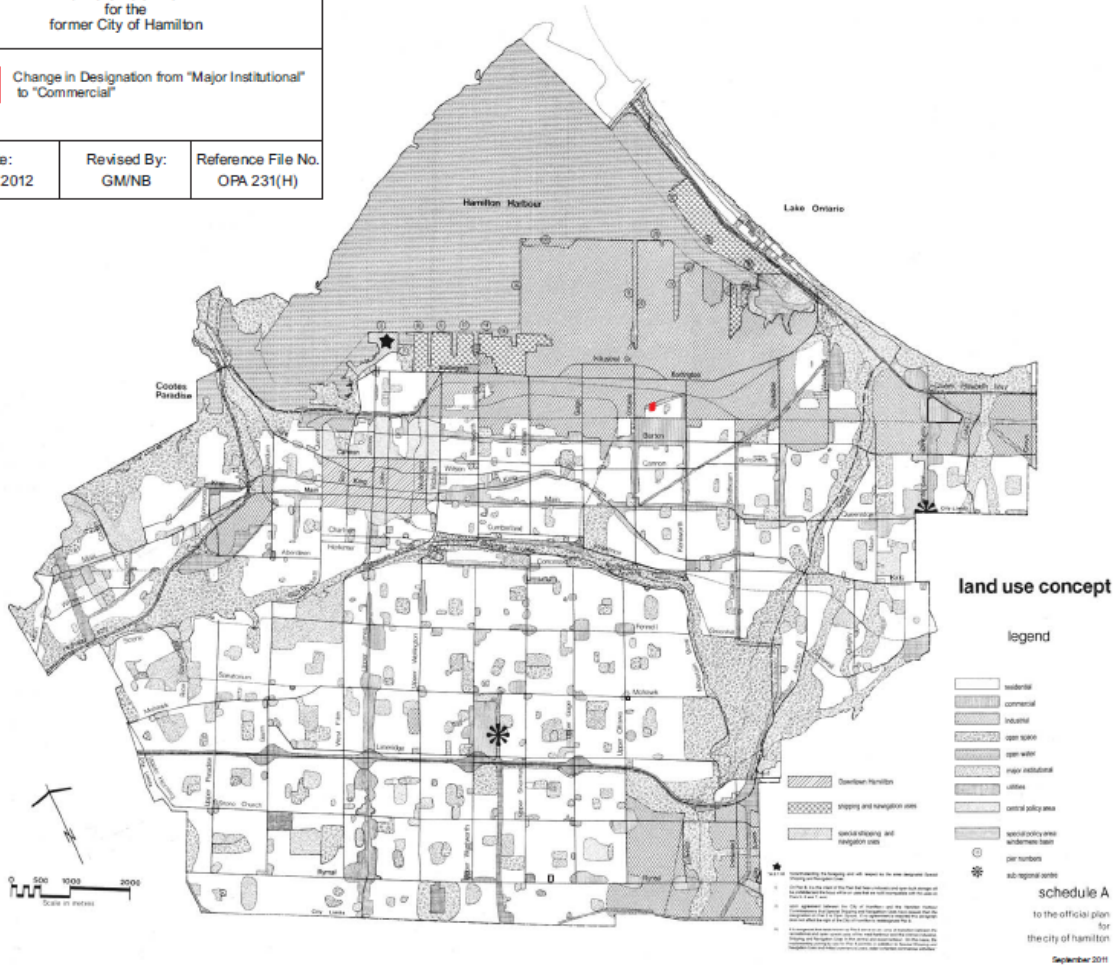


Change in Designation from "Major Institutional" to "Commercial"


Date:  
March 2012

Revised By:  
GM/NB

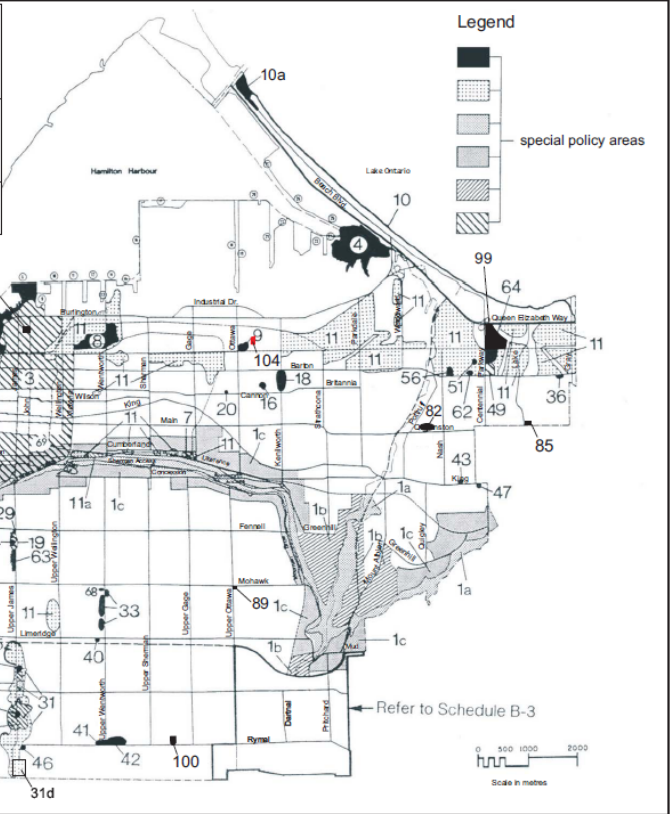
Reference File No.  
OPA 231(H)



Schedule B  
Amendment No. 231  
to the Official Plan  
for the  
former City of Hamilton

 To establish Special Policy Area No. 104

Date: March 2012	Revised By: GM/MB	Reference File No. OPA231(H)
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**special policy areas**

AREA	REFER TO POLICY	AREA	REFER TO POLICY
10a	A2.9.1	56	A2.9.3.51
1b	A2.9.1	62	A2.9.3.57
1c	A2.9.1	63	A2.9.3.58
2	A2.9.2	64	A2.9.3.59
3	A2.9.3	65	A2.9.3.60
4	A2.9.3.1	66	A2.9.3.61
5	A2.9.3.2	67	"Deleted"
6	A2.9.3.3	68	A2.9.3.63
7	A2.9.3.4	69	A2.9.3.64
8	A2.9.3.5	70	A2.9.3.65
9	A2.9.3.6	71	A2.9.3.66
10	A2.9.3.7	72	A2.9.3.67
10a	A2.9.3.8	73	A2.9.3.68
11	A2.9.3.9	74	A2.9.3.69
11a	A2.9.3.10	75	A2.9.3.70
11b	A2.9.3.11	76	A2.9.3.71
11c	A2.9.3.12	77	A2.9.3.72
12	"Deleted"	78	A2.9.3.73
13	A2.9.3.13	79	"Deleted"
14	A2.9.3.14	80	"Deleted by OMB"
15	A2.9.3.15	81	A2.9.3.76
16	A2.9.3.16	82	A2.9.3.77
17	A2.9.3.17	83	A2.9.3.78
18	A2.9.3.18	84	"Pending"
19	A2.9.3.19	85	A2.9.3.80
20	A2.9.3.20	86	A2.9.3.81
21	A2.9.3.21	87	A2.9.3.82
22	A2.9.3.22	88	A2.9.3.84
23	A2.9.3.23	89	A2.9.3.85
24	A2.9.3.24	90	A2.9.3.86
25	A2.9.3.25	91	A2.9.3.87
26	A2.9.3.26	92	A2.9.3.88
27	A2.9.3.27	93	A2.9.3.89
28	A2.9.3.28	94	A2.9.3.90
29	A2.9.3.29	95	A2.9.3.91
30	A2.9.3.30	96	A2.9.3.92
31	A2.9.3.31	97	A2.9.3.93
31a	A2.9.3.32	98	A2.9.3.94
31b	A2.9.3.33	99	A2.9.3.95
31c	A2.9.3.34	100	A2.9.3.96
31d	A2.9.3.35	104	A2.9.3.97

For other Special Policy Areas numbers, refer to Schedules: B-1, B-2, and B-3.

**schedule B**  
to the official plan  
for  
the City of Hamilton  
September 2011