

Authority: Item 9, Planning and Economic
Development Committee
Report: 06-006 (PED06119)
CM: April 26, 2006
Bill No. 105

CITY OF HAMILTON

BY-LAW NO. 06-105

To Adopt:

Official Plan Amendment No. 26 to the Official Plan of the former Regional Municipality of Hamilton-Wentworth; and,
Official Plan Amendment No. 53 to the Official Plan of the former Township of Glanbrook.

Respecting:

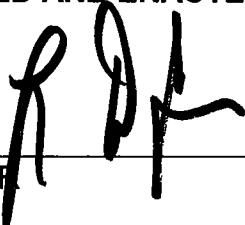
1885 and 1893 Upper James Street (Highway 6)

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

1. Amendment No. 26 to the Official Plan of the former Regional Municipality of Hamilton-Wentworth Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.
2. Amendment No. 53 to the Official Plan of the former Township of Glanbrook Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.
3. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED AND ENACTED this 26 day of April 2006.

MAYOR



CLERK



Amendments

to the

**The Former Regional Municipality of Hamilton-Wentworth Official Plan and the
Official Plan of the Former Township of Glanbrook**

The following text together with Map No. 1, Regional Development Pattern of the former Regional Municipality of Hamilton-Wentworth Official Plan, and Schedule 'A', Land Use Plan of Official Plan of the former Township of Glanbrook, attached hereto, constitutes:

1. Official Plan Amendment No. 26 to the former Regional Municipality of Hamilton-Wentworth Official Plan; and
2. Official Plan Amendment No. 53 to the Official Plan of the former Township of Glanbrook.

Purpose:

The purpose of the Amendments is to establish a site specific policy to permit a motor vehicle dealership, motor vehicle repair shop, and motor vehicle related sales on individual private services/holding tank.

Location:

The lands affected by these Amendments are located on the east side of Upper James Street (Highway 6), 1885 and 1893 Upper James Street (Highway 6) in the former Township of Glanbrook.

Basis:

The intent of the Amendments is to establish a site specific policy to permit a motor vehicle dealership, motor vehicle repair shop, and motor vehicle related sales on individual private services/holding tank. The basis for permitting the proposal is as follows:

- The proposed uses are compatible with uses permitted in the “Airport-Related Commercial” designation; and
- The development can be serviced in an environmentally appropriate and adequate manner.

Actual Changes:

1. That the former Regional Municipality of Hamilton-Wentworth Official Plan be amended as follows:

1.1 Map No. 1, Regional Development Pattern, of the Official Plan be revised by identifying the subject land as "Special Policy Area 4", as shown on the attached Schedule "A" of this Amendment.

1.2 That Subsection C 3.1.4.5, Airport Business Park, be amended by adding the following phrase:

"and 1885 and 1893 Highway No. 6," following the phrase "1853 and 1861 Highway No. 6," so that the amended policy reads:

"C 3.1.4.5 Further to Subsection 3.1.4.1, on the lands known municipally as 1853 and 1861 Highway No. 6, **and 1885 and 1893 Highway No. 6**, as identified as Special Policy Area 4 on Map No. 1, motor vehicle dealerships and motor vehicle repair shops are permitted uses."

2. That the Official Plan of the former Township of Glanbrook be amended as follows:

2.1 That Schedule "A" – Land Use Plan of the former Township of Glanbrook Official Plan be revised by identifying the subject lands as subject to OPA No. 53, as shown on the attached Schedule "B" of this Amendment.

2.2 That Section B.2.4, Airport-Related Commercial, be amended by adding Subsection B.2.416 as follows:

"B.2.4.16 Lands located on the east side of Highway No. 6 known municipally as 1885 and 1893 Highway No. 6

Further to Subsection B.2.4.1 on the lands known municipally as 1885 and 1893 Highway No. 6, motor vehicle dealerships and motor vehicle repair shops are permitted uses.

Notwithstanding Subsection 2.4.6, any proposed motor vehicle dealership, motor vehicle repair shop, and motor vehicle related sales may proceed on the basis of appropriate private sewage system and storm drainage system to the satisfaction of the municipality, until such time as municipal sanitary sewer services and storm drainage system are available."

Implementation:

An implementing Zoning By-Law Amendment and Site Plan Agreement will give effect to the Amendments.

This is Schedule 1 to By-law No. 06-105 passed on the 26th day of April 2006.



Mayor

**The
City of Hamilton**



Clerk

MAP No. 1

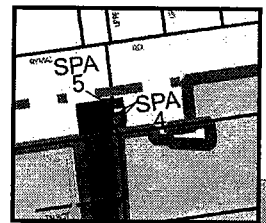
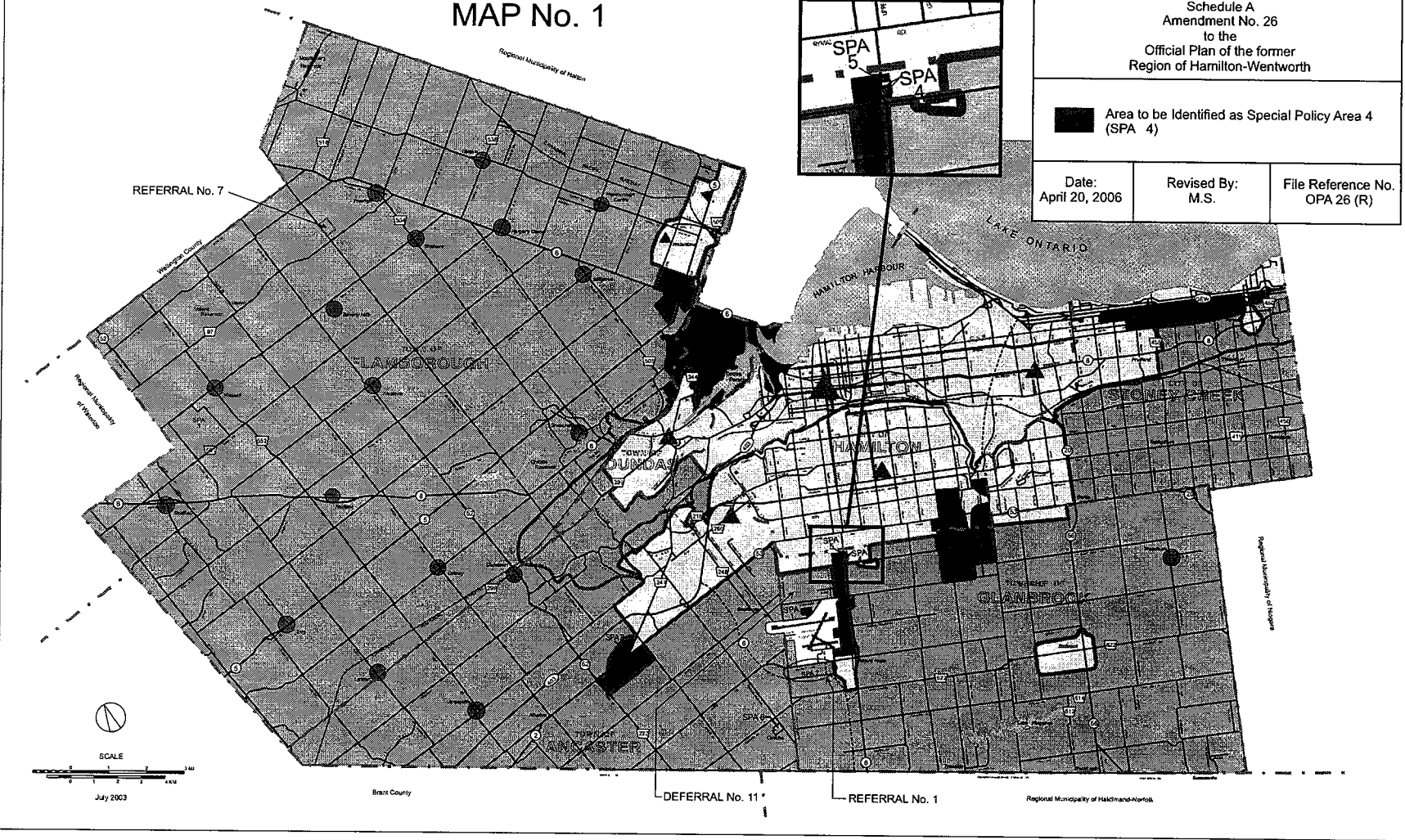
Schedule A
Amendment No. 26
to the
Official Plan of the former
Region of Hamilton-Wentworth

Area to be Identified as Special Policy Area 4
(SPA 4)

Date:
April 20, 2006

Revised By:
M.S.

File Reference No.
OPA 26 (R)



URBAN AREAS

- Urban Area Boundary
- Urban
- Business Parks
- Regional Centre
- Mixed-use Centre
- High Density Mixed-use Corridors

RURAL AREAS

- Rural Area
- Rural Settlements

OTHER

- Parkway Belt West Policy Areas
- Special Policy Areas
- Airport
- Future Roadway
- Municipal Boundary

REGIONAL DEVELOPMENT PATTERN



THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH
Regional Environment Department










May 2005

**OFFICIAL PLAN
FOR THE
TOWNSHIP
OF
GLANBROOK**










**SCHEDULE A
LAND USE PLAN**

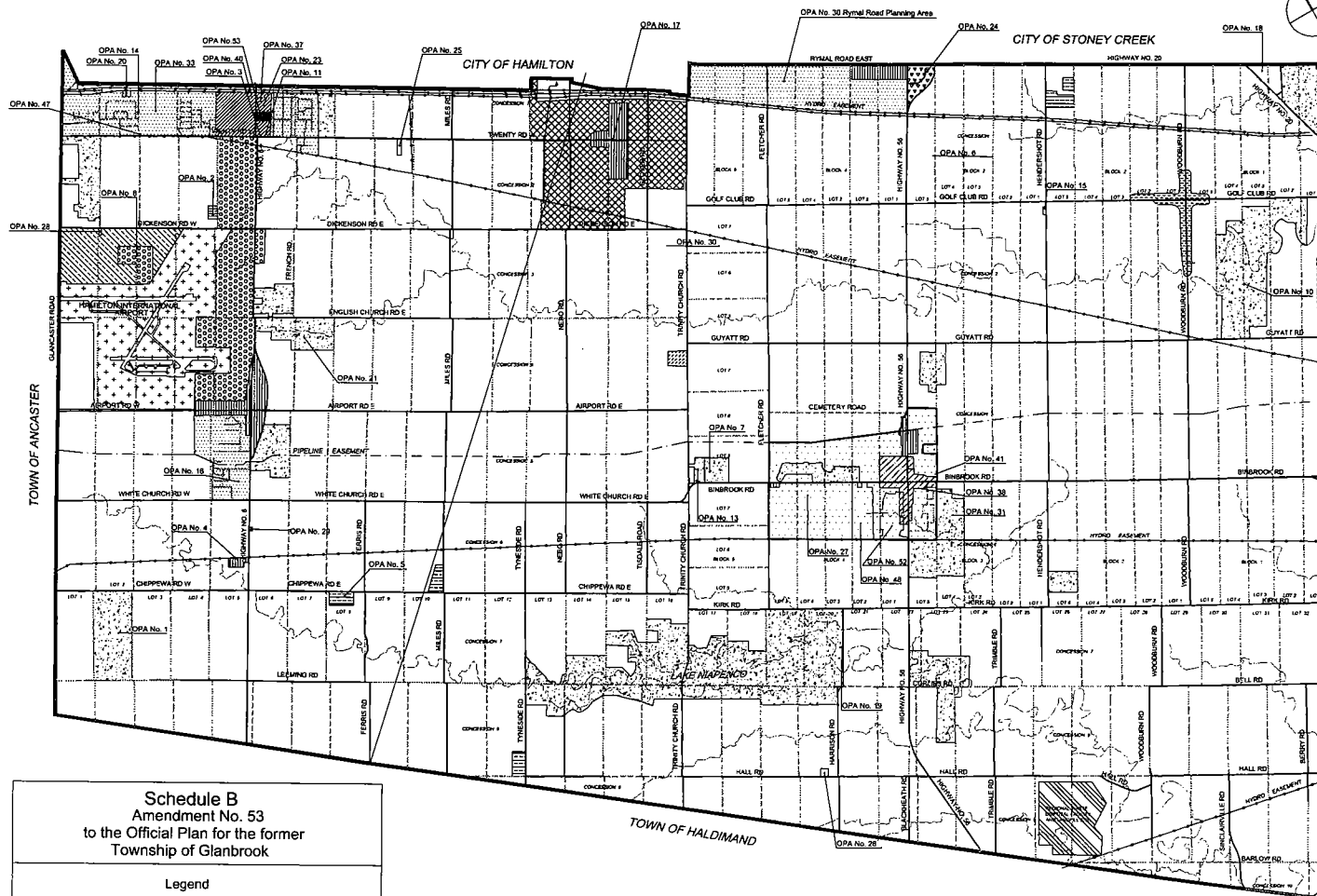
LEGEND

RURAL AREA

-  AGRICULTURAL
-  WOODBURN RURAL SETTLEMENT AREA
-  RURAL INDUSTRIAL - BUSINESS PARK
-  RURAL INDUSTRIAL
-  INSTITUTIONAL
-  PUBLIC INDUSTRIAL
-  OPEN SPACE AND CONSERVATION
-  SPECIAL POLICY AREA 1
-  GENERAL COMMERCIAL


URBAN AREA

-  RESIDENTIAL
-  GENERAL COMMERCIAL
-  BINBROOK VILLAGE
-  BINBROOK COMMUNITY CORE
-  AIRPORT RELATED COMMERCIAL
-  AIRPORT
-  AIRPORT INDUSTRIAL - BUSINESS PARK
-  NORTH GLANBROOK INDUSTRIAL - BUSINESS PARK
-  OPEN SPACE AND CONSERVATION




**Schedule B
Amendment No. 53
to the Official Plan for the former
Township of Glanbrook**

Legend

 Lands to be identified as subject to OPA No. 53

Date: April 20, 2006	Revised by: Michelle Sergi	Reference File No. OPA 53 (G)
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**Note: See Township of Glanbrook
Official Plan for details on
Official Plan Amendments (OPAs)**

DRAWN: NOV 2002	DRAWN BY: L.C.	SCALE	N.T.S.
REVISED OCTOBER 2005		NOTE: THIS SCHEDULE SHOULD BE READ IN CONJUNCTION WITH THE OFFICIAL PLAN AND OTHER SCHEDULES OF THE OFFICIAL PLAN. THE ORDER OF THE SECTIONS IS FROM THE INTRODUCTION SECTION TO THE OFFICIAL PLAN. THE SECTIONS ARE CONSIDERED A WHOLE AND SHOULD BE READ IN CONJUNCTION WITH THE INTRODUCTION AND SCHEDULES OF THE OFFICIAL PLAN.	
 MFF, PPA, DAVEN & ASSOCIATES INC. 1000 10th Avenue S.E. CALGARY, ALBERTA T2C 1P8			