

**Authority:** Item 15, Planning Committee  
Report: 11-019 (PED11194)  
CM: November 16, 2011

**Bill No. 288**

**CITY OF HAMILTON**

**BY-LAW NO. 11-288**

To Adopt:

Official Plan Amendment No. 44 to the former Regional Municipality  
of Hamilton-Wentworth;


Respecting:


**522 Highway No. 6; 5, 6, 11 and 28 Clappison Avenue; 4, 10, 24, 30, 36 and 50  
Horseshoe Crescent; and 95 Dundas Street East (Flamborough)**

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

1. Amendment No. 44 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.

**PASSED** this 30th day of November, 2011.

  
\_\_\_\_\_  
R. Bratina  
Mayor

  
\_\_\_\_\_  
R. Caterini  
City Clerk

**Amendment No. 44**  
**to the**  
**Official Plan of the Former Regional Municipality of**  
**Hamilton-Wentworth**

The following text, together with Schedule "A" - Map No. 1, attached hereto, constitutes Official Plan Amendment No. 44 to the Official Plan of the former Regional Municipality of Hamilton-Wentworth.

**Purpose:**

The purpose of this Amendment is to amend the Business Park policies of Section C.3.1.3.1 of the former Hamilton-Wentworth Official Plan to recognize the existing commercial development known as the Flamborough Power Centre and add a grocery store as a permitted use.

**Location:**

The lands affected by this Amendment are located at 522 Highway No. 6; 5, 6, 11 and 28 Clappison Avenue; 4, 10, 24, 30, 36 and 50 Horseshoe Crescent; and 95 Dundas Street East, in Flamborough.

**Basis:**

The basis for permitting the proposal is as follows:

- The proposal is consistent with the Provincial Policy Statement and conforms to the Town of Flamborough Official Plan.
- The property is currently a developed commercial area which has the potential to accommodate additional retail growth to facilitate the growing needs of the surrounding community.

**Actual Changes:**

Text Changes:

1. Section C.3.1.3.1 be amended by adding an additional policy as follows:

*"Notwithstanding Section C.3.1.3.1, designate Business Parks, namely Special Policy Area 7, shown on Map No. 1, shall permit the following:*

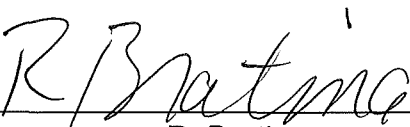
- a) A full range of manufacturing, construction, wholesale establishments, truck terminals, research and development uses and office development associated with these uses;*
- b) Service type uses, including hotels, banquet centres and recreational facilities, and land extensive warehouse retail - wholesale uses required site and building specifications similar to industrial uses (excluding operations such as department stores, grocery stores, and automobile dealerships);*
- c) Notwithstanding Section 3.1.3.1 b), department stores may be permitted in the area shown on Map No. 1 as Special Policy Area No. 7 (SPA 7) (OPA 21); and,*
- d) Notwithstanding Section 3.1.3.1 b), grocery stores may be permitted in the area shown on Map No. 1 as Special Policy Area No. 7 (SPA 7)."*

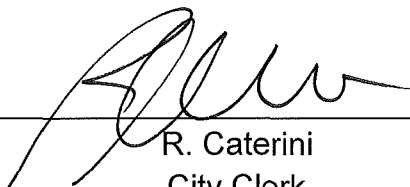
**Implementation:**

A Zoning By-law Amendment will give effect to this Amendment.

This is Schedule "1" to By-law No. 11-288, passed on the 30th day of November, 2011.

**The City of Hamilton**

  
\_\_\_\_\_  
R. Bratina  
Mayor

  
\_\_\_\_\_  
R. Caterini  
City Clerk

