

Authority: Item 7 of the Planning Committee
Report: 18-012 (PED18185)
CM: August 17, 2018
Ward: 12

Bill No. 232

CITY OF HAMILTON

BY-LAW NO. 18-232

To Adopt:

**Official Plan Amendment No. 111 to the
Urban Hamilton Official Plan**

Respecting:

**70 Garner Road East
(Ancaster)**

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

1. Amendment No. 111 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 17th day of August, 2018.

F. Eisenberger
Mayor

J. Pilon
Acting City Clerk

Schedule “1”

Urban Hamilton Official Plan Amendment No. 111

The following text, together with:

Appendix “A”	Volume 1, Schedule E – Urban Land Use Designations
Appendix “B”	Volume 2, Map B.8-1 – Airport Employment Growth District Secondary Plan – Land Use Plan

attached hereto, constitutes Official Plan Amendment No. 111 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to redesignate a portion of the lands to “Airport Employment Growth District” from “Institutional” and to establish a Site Specific Policy Area to permit a funeral home in conjunction with employment related uses.

2.0 Location:

The lands affected by this Amendment are known municipally as 70 Garner Road East, in the former Town of Ancaster.

3.0 Basis:

The basis for permitting this Amendment is:

- The proposed Amendment is in keeping with the policies of the Airport Employment Growth District by providing a development complementary to the surrounding agricultural and residential uses.
- The proposed Amendment is in keeping with the policies of the Urban Hamilton Official Plan by providing a range of Employment uses within the community.
- The proposed development will complement the surrounding residential, institutional, and agricultural uses.
- The proposed Amendment is consistent with the Provincial Policy Statement,

2014 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2017.

4.0 **Actual Changes:**

4.1 **Volume 1 – Parent Plan**

Schedules and Appendices

4.1.1 Schedule

- a. That Volume 1, Schedule E-1 – Urban Land Use Designations be amended by redesignating the subject lands from “Institutional” to “Airport Employment Growth District”, as shown on Appendix “A”, attached to this Amendment.

4.2 **Volume 2 – Secondary Plans**

4.2.1 Chapter B.8 – Airport Employment Growth District Secondary Plan

- a. That Volume 2, Chapter B.8 – Airport Employment Growth District Secondary Plan, Section B.8.17 – Site Specific Policies be amended by adding a new Site Specific Policy, as follows:

“Site Specific Policy – Area K

B.8.17.11 The following policies apply to the easterly portion of the lands located at 70 Garner Road East, designated Airport Prestige Business and identified as Site Specific Policy – Area K on Map B.8-1 – Airport Employment Growth District Secondary Plan – Land Use Plan:

- a) In addition to Policy E.5.5.1 a) of Volume 1 and Policy B.8.4.5.1 a) of Volume 2, a funeral home shall also be permitted.
- b) In addition to Policy E.5.5.1 f) of Volume 1 and Policy B.8.4.5.1 d) of Volume 2, the permitted funeral home shall include the following uses:
 - (i) Repair service;
 - (ii) training facility;

- (iii) Catering and food service; and,
- (iv) Office."

Maps

4.2.2 Maps

- a. That Volume 2, Map B.8-1 – Airport Employment Growth District Secondary Plan – Land Use Map be amended by:
 - i) redesignating lands from "Institutional" to "Airport Prestige Business"; and,
 - ii) changing the identification of lands from "Site Specific Policy – Area B" to Site Specific Policy – Area "K",
- as shown on Appendix "B", 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. 18-232 passed on the 17th day of August, 2018.

The City of Hamilton

F. Eisenberger
MAYOR

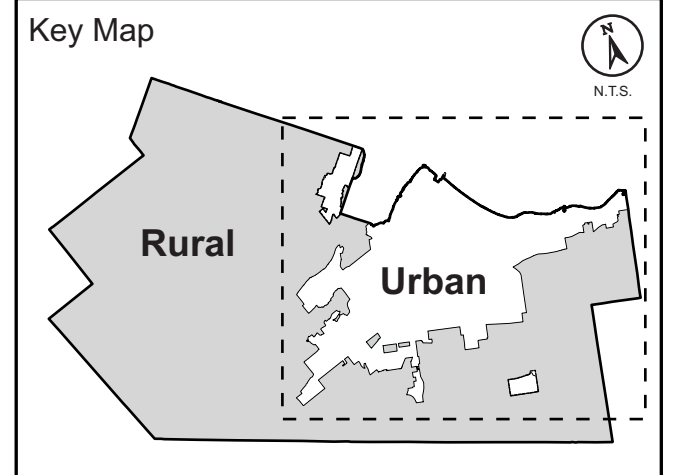
J. Pilon
Acting CITY CLERK

Appendix A
Approved Amendment No. 111
to the Urban Hamilton Official Plan

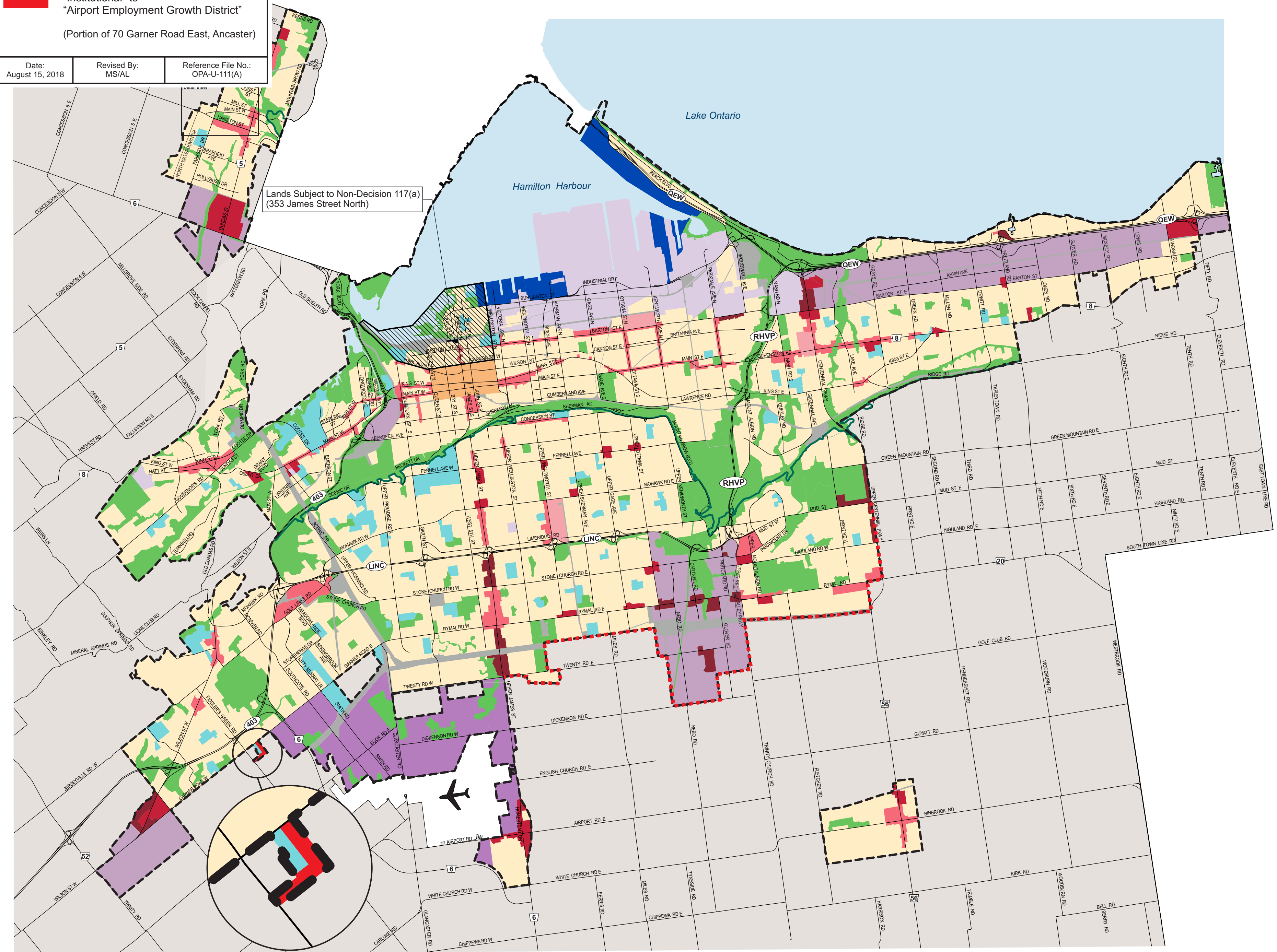
 Lands to be redesignated from "Institutional" to "Airport Employment Growth District"
(Portion of 70 Garner Road East, Ancaster)

Date: August 15, 2018
Revised By: MS/AL
Reference File No.: OPA-U-111(A)


















APPEALS
 The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park to Upper James Street remains under appeal.



Note: For Rural Land Use Designations, refer to Schedule D of the Rural Hamilton Official Plan.



Lands Subject to Non-Decision 117(a)
(353 James Street North)

-  Neighbourhoods
 -  Open Space
 -  Institutional
 -  Utility
- Commercial and Mixed Use Designations**
-  Downtown Mixed Use Area
 -  Mixed Use - High Density
 -  Mixed Use - Medium Density
 -  District Commercial
 -  Arterial Commercial
- Employment Area Designations**
-  Industrial Land
 -  Business Park
 -  Airport Employment Growth District
 -  Shipping & Navigation
- Other Features**
-  Rural Area
 -  John C. Munro Hamilton International Airport
 -  Niagara Escarpment
 -  Urban Boundary
 -  Municipal Boundary
 -  Lands Subject to Non Decision 113 West Harbour Setting Sail

Council Adoption: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013

**Urban Hamilton Official Plan
Schedule E-1
Urban Land Use Designations**

 Not To Scale


Date: June 27, 2018
PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

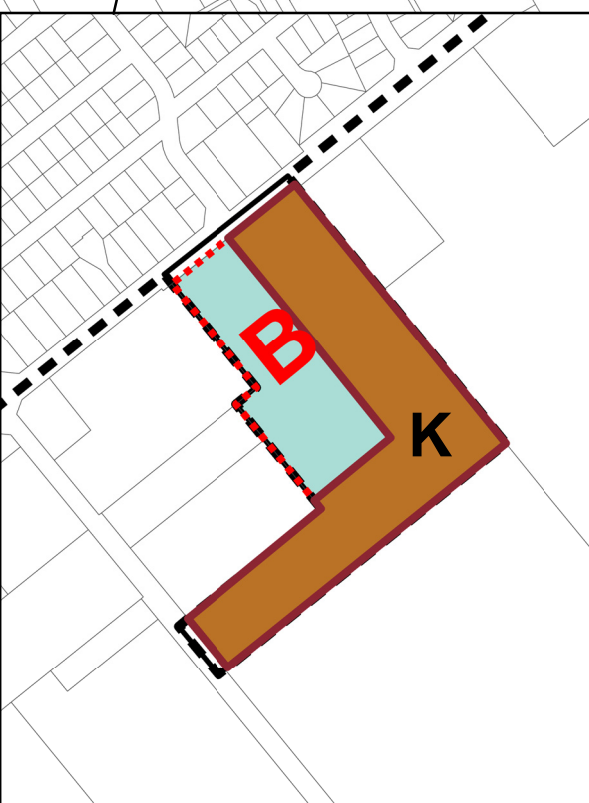
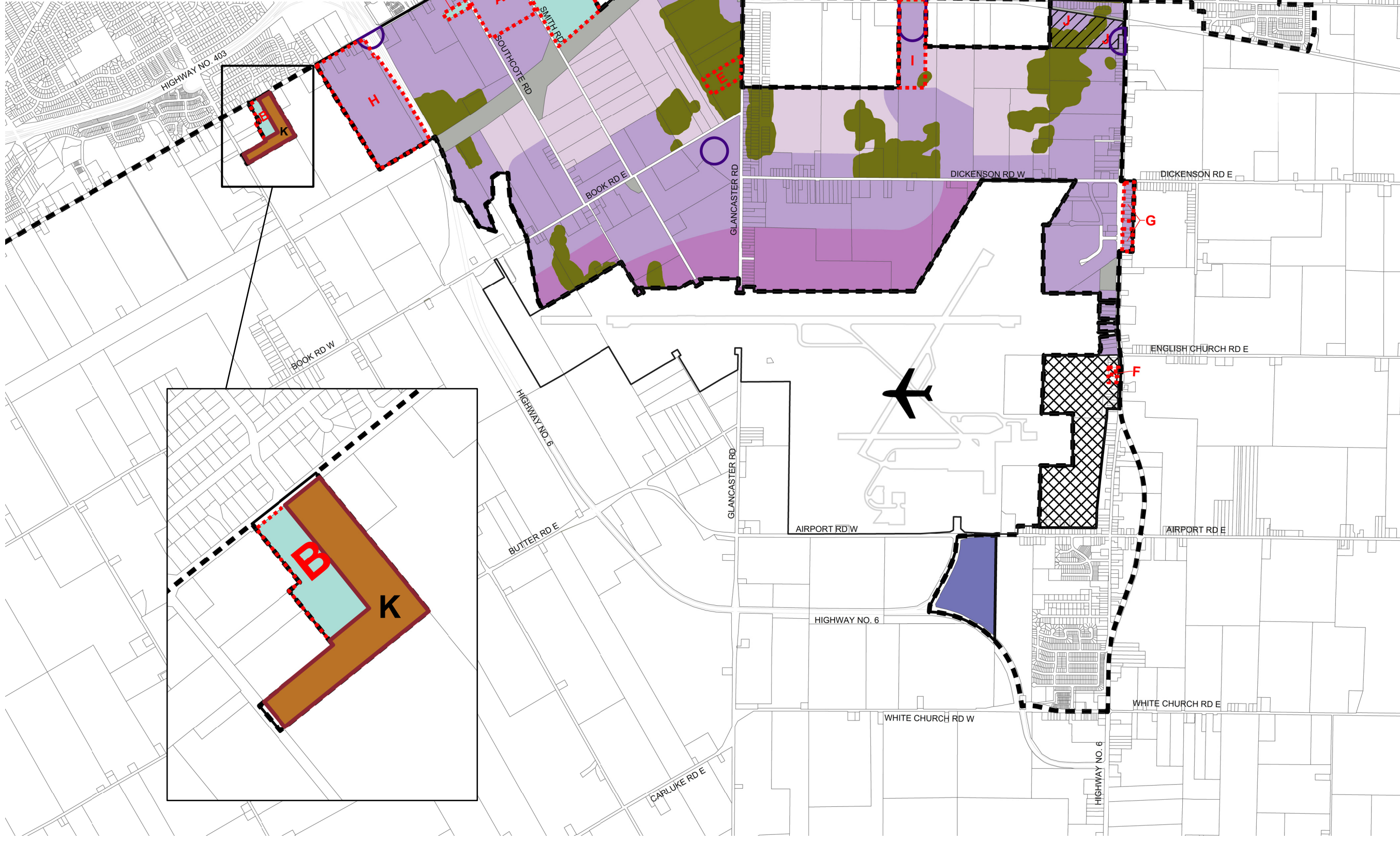
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Appendix B
Approved Amendment No. 111
to the Urban Hamilton Official Plan

- Lands to be redesignate from "Institutional" to "Airport Prestige Business"
- Remove identification of Special Policy Area "B" and identify lands as Special Policy Area "K"

(Portion of 70 Garner Road East, Ancaster)

Date: August 15, 2018	Revised By: MS/AL	Reference File No.: OPA-U-111(A)
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APPEAL

OMB Order Withheld - PL090114/PL110331/PL101300

Legend

- Land Use Designations**
- Airport Light Industrial
 - Airport Prestige Business
 - Airport Related Business
 - Airside Industrial
 - Institutional
 - Natural Open Space
 - Airport Reserve
 - Utilities

- Other Features**
- Area or Site Specific Policy
 - Employment Supportive Centres
 - John C. Munro Hamilton International Airport
 - Urban Boundary
 - Secondary Plan Boundary

Urban Hamilton Official Plan
Airport Employment
Growth District Secondary Plan
Land Use Plan
Map B.8-1