

**Authority:** Item 9, Planning Committee  
Report: 15-019 (PED15028(a))  
CM: December 9, 2015

**Bill No. 285**

## **CITY OF HAMILTON**

### **BY-LAW NO. 15-285**

**To Adopt Official Plan Amendment No. 11 to the Rural Hamilton Official Plan  
Respecting 917 Centre Road (Flamborough) and 432 Highland Road East  
(Stoney Creek)**

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

1. Amendment No. 11 to the Rural Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

**PASSED** this 9<sup>th</sup> day of December, 2015.

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F. Eisenberger  
Mayor

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J. Pilon  
Acting City Clerk

# Rural Hamilton Official Plan Amendment No. 11

The following text, together with Appendix "A" – (Volume 2: Map 6 – Flamborough Centre Rural Settlement Area Map) attached hereto, constitutes Official Plan Amendment No. 11 to the Rural Hamilton Official Plan.

## 1.0 Purpose:

The purpose of this Amendment is to:

- 1) identify a new site specific area in Flamborough Centre on the lands known as 917 Centre Road in Flamborough; and,
- 2) amend an existing site specific area on the lands known as 432 Highland Road East in Stoney Creek.

The effect of this Amendment is to permit a warehouse (self-storage facility) on 917 Centre Road in Flamborough and to allow for the expansion of an existing agricultural processing facility on 432 Highland Road East in Stoney Creek.

## 2.0 Location:

The lands subject to this amendment are located:

- 1) on the west side of Centre Road, south of the 6<sup>th</sup> Concession Road East, municipally known as 917 Centre Road, in the former Township of Flamborough; and,
- 2) on the south side of Highland Road East, west of Tapleytown Road, municipally known as at 432 Highland Road East, in the former City of Stoney Creek, both now in the City of Hamilton.

## 3.0 Basis:

The basis for permitting this Amendment is to recognize an existing use as well as the expansion of an existing use as per Council direction.

## 4.0 Changes:

*Text*

### 4.1 Volume 2, Chapter A – Rural Settlement Area Plans

4.1.1 That Volume 2, Chapter A, Section 3.3 Flamborough Centre Rural Settlement Area Plan, be amended to include the following policy:

#### **“3.3.4 Site Specific Areas**

3.3.4.1 In addition to the uses permitted in the Settlement Residential designation, for the lands known municipally as 917 Centre Road and identified as Site Specific Area 1 on Map 6, a warehouse (self-storage facility) shall also be permitted.”

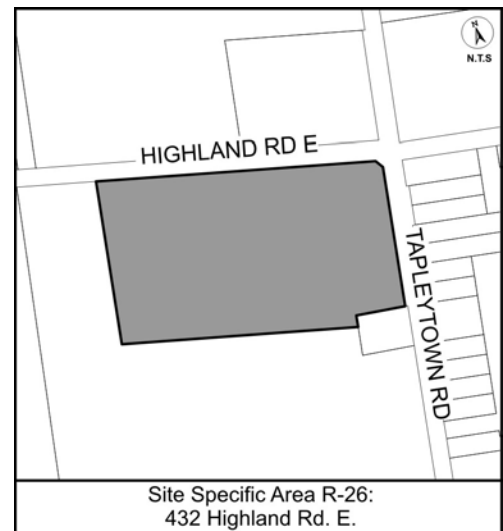
### 4.2 Volume 3, Chapter B – Rural Site Specific Areas

4.2.2 That Volume 3, Chapter B – Rural Site Specific Areas be amended by deleting Site Specific Policy R-26 and associated map for the lands located at 432 Highland Road East and replacing it with the following:

#### **“R-26 Lands known as 432 Highland Road East, former City of Stoney Creek**

1.0 In addition to the uses permitted in Section D.2.0, Agriculture Designation of this Plan and in accordance with the Zoning By-law, for the lands designated Agriculture, municipally known as 432 Highland Road East, and identified as Site Specific Area R-26, consisting of approximately 6.19 hectares (15.29 acres), the following uses may be permitted:

- a) an abattoir and meat packaging operation with an accessory retail outlet use.
- b) accessory uses to the principal use.”



*Schedules and Appendices*

4.3 Volume 2: Map 6 – Flamborough Centre Rural Settlement Area Plan

4.3.1 That Volume 2: Map 6 – Flamborough Centre Rural Settlement Area Plan be amended by identifying 917 Centre Road as Site Specific Area 1, as shown on Appendix “A”, attached to this Amendment.

**5.0 Implementation:**

An implementing Zoning By-law Amendment will give effect to the intended uses on the subject lands.

This is Schedule “1” to By-law No. 15-285 passed on the 9th day of December, 2015.

**The  
City of Hamilton**


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F. Eisenberger  
Mayor

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J. Pilon  
Acting City Clerk

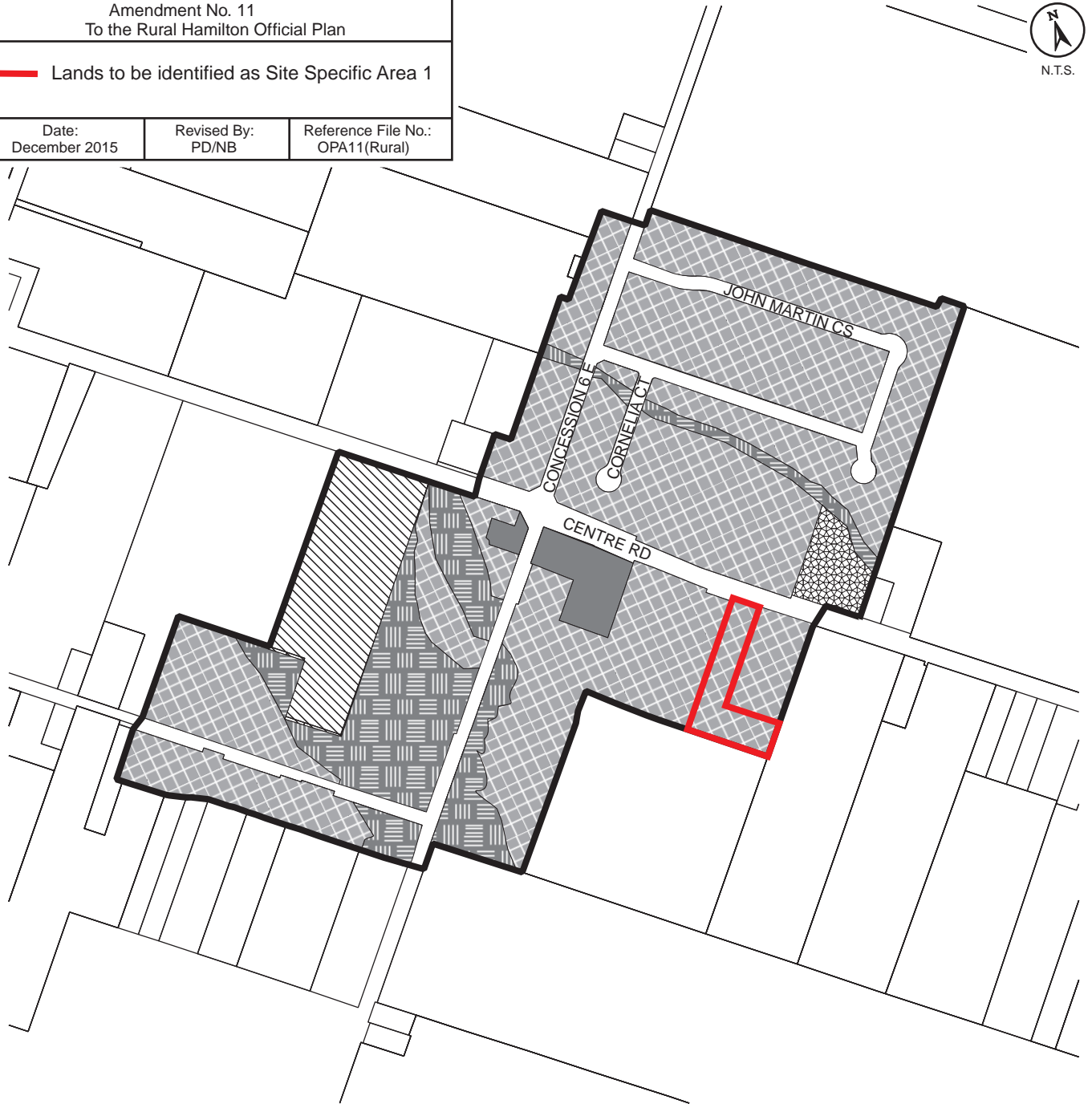
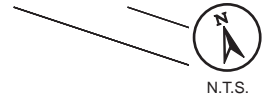
Schedule A  
Amendment No. 11  
To the Rural Hamilton Official Plan

 Lands to be identified as Site Specific Area 1

Date:  
December 2015

Revised By:  
PD/NB


Reference File No.:  
OPA11(Rural)





**Legend:**

 Settlement Area Boundary

**Land Use Designations:**


 Settlement Residential

 Settlement Commercial

 Hazard Lands

**Open Space and Parks Designations:**

 Neighbourhood Park

 General Open Space

**Volume 2: Map 6  
Flamborough Centre  
Rural Settlement Area Plan**

Rural Hamilton Official Plan

Council Adoption: September 27, 2006  
Ministerial Approval: December 24, 2008  
Effective Date: March 7, 2012

